



NATURAL SYSTEMS & AGRICULTURE ELEMENT



Marin County Dept. of Parks and Open Space

2.8 Open Space

Background

Residents of Marin County enjoy a wealth of public open space unparalleled in the nine-county Bay Area. Land preservation has a long history in Marin. Some existing parklands – Muir Woods, Mount Tamalpais, and Samuel P. Taylor – were established in the early 20th century. Point Reyes National Seashore was established in 1962. In 1971, the Marin County Planning Department published a seminal land use planning document, *Can the Last Place Last?*, which set



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forth a vision for a countywide open space system. Since then, federal, State, and local agencies, in partnership with nongovernmental organizations and Marin’s residents, have met with considerable success in achieving that vision by acquiring or otherwise protecting the hills, ridgelines, wetlands, watershed lands, agricultural lands, and other undeveloped lands that generally define the term *open space* in Marin.

Marin voters created the Marin County Open Space District in 1972 as the local agency responsible for creating the County’s own system of public open space. The district’s mission is “to enhance quality of life in Marin through the acquisition, protection and responsible stewardship of ridgelines, baylands, and environmentally sensitive lands targeted for preservation in the Countywide Plan.”

District land preservation activities have focused primarily on the City-Centered Corridor, specifically on upland greenbelts and community separators (see Map 2-17, Open Space and Parks).

A handful of other public agencies and nongovernmental organizations, most notably the Golden Gate National Recreation Area, Point Reyes National Seashore, California State Parks, Marin Municipal Water District, North Marin Water District, and Marin Agricultural Land Trust (MALT), also protect land in Marin, but according to their own missions and for their own purposes (see Figure 2-17). All (with the exception of MALT) share a responsibility for managing extensive lands, amounting to thousands of acres each, that are more or less in a natural condition and open to the public. Together, these lands are a highly visible, defining element of the County’s landscape mosaic, offering multiple benefits – beauty, educational opportunities, watershed protection, habitat protection, trail-based recreation, and others – to the Marin County community.

The goals, policies, and programs in this section are intended to complement and support the missions and policies of the Open Space District and the other public agencies listed above. Coordination between the Countywide Plan’s open space goals and policies and the Open Space District’s goals and policies is essential because




- ◆ the Open Space District’s mission is tied to the Countywide Plan, and
- ◆ the Open Space District helps the County “preserve Marin’s unique environmental heritage,” a key element of the County’s mission.

The Open Space District recently completed a Policy Review Initiative – a review of its land management policies in the following areas:




- ◆ Fire
- ◆ Trails
- ◆ Non-Native Plants and Animals
- ◆ Special-Status Species
- ◆ Parking
- ◆ Visitor Facilities
- ◆ Access for the Disabled
- ◆ Countywide Trail System
- ◆ Public Outreach
- ◆ Camping

MAP 2-17 OPEN SPACE AND PARKS

Legend

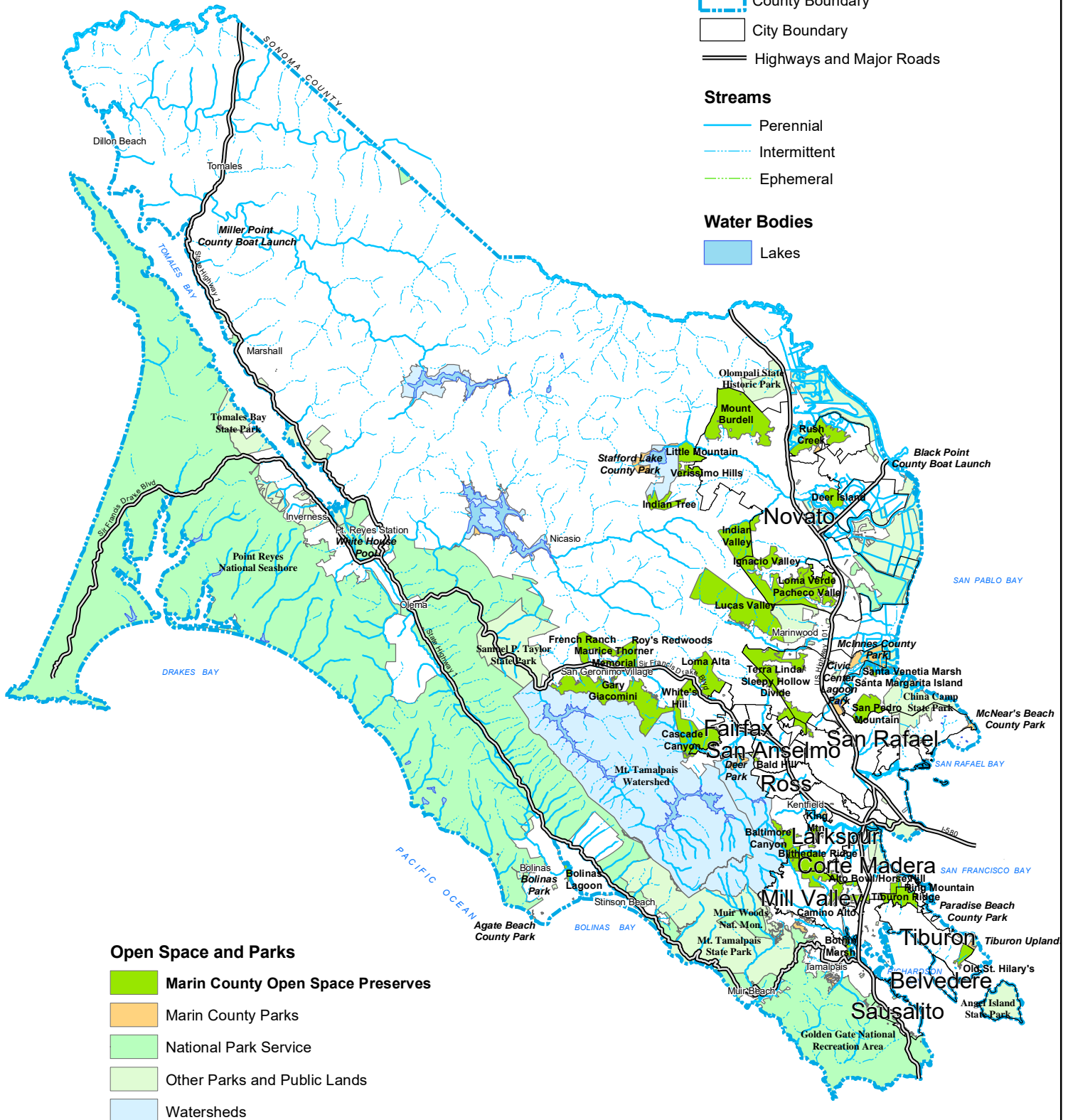
-  County Boundary
-  City Boundary
-  Highways and Major Roads

Streams

-  Perennial
-  Intermittent
-  Ephemeral

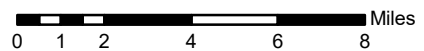
Water Bodies

-  Lakes



Open Space and Parks

-  Marin County Open Space Preserves
-  Marin County Parks
-  National Park Service
-  Other Parks and Public Lands
-  Watersheds



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The Open Space District's own policies further define the more general open space policies contained in the Countywide Plan.

Figure 2-17 Mission Statements of Key Public Land Managers and Land Conservation Organizations in Marin

Marin County Open Space District

To enhance the quality of life in Marin through the acquisition, protection, and responsible stewardship of ridgeland, baylands, and environmentally sensitive lands targeted for preservation in the Marin Countywide Plan.

Marin Municipal Water District

It is the purpose of the Marin Municipal Water District to manage sensitively the natural resources with which it is entrusted, to provide customers with reliable, high-quality water at an equitable price, and to ensure the fiscal and environmental vitality of the district for future generations.

North Marin Water District

We provide an adequate supply of safe, reliable, and high-quality water and deliver reliable and continuous sewer service to our customers at reasonable cost consistent with good conservation practices and minimum environmental impact.

Golden Gate National Recreation Area

Golden Gate National Recreation Area's mission is to preserve and enhance the natural environment and cultural resources of the coastal lands north and south of the Golden Gate for the inspiration, education, and recreation of people today, and for future generations. In the spirit of bringing national parks to the people, we reach out to the diverse urban community, bringing the richness and breadth of the national park experience to all including those who may never have the opportunity to visit other national parks. We also work to protect the integrity of our park's fragile resources in the challenging context of an urban setting. And, we are committed to forging partnerships with the community to strengthen the park's relevance to our metropolitan neighbors and to engage the public in stewardship of the park's history and ecology.

Point Reyes National Seashore

Point Reyes National Seashore was established to preserve and protect wilderness, natural ecosystems, and cultural resources along the diminishing undeveloped coastline of the western United States.

Marin Agricultural Land Trust

Marin Agricultural Land Trust (MALT) was the first land trust in the United States to focus on farmland preservation. Founded in 1980 by a coalition of ranchers and environmentalists to preserve farmland in Marin County, California, MALT acquires agricultural conservation easements on farmland in voluntary transactions with landowners. MALT also encourages public policies that support and enhance agriculture. It is a model for agricultural land preservation efforts across the nation. MALT has so far permanently protected 35,000 acres of land on 53 family farms and ranches.

California State Parks

To provide for the health, inspiration, and education of the people of California by helping to preserve the state's extraordinary biological diversity, protecting its most valued natural and cultural resources, and creating opportunities for high-quality outdoor recreation.



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Key Trends and Issues

Are Marin's public land management agencies still acquiring land? Do these agencies still have sufficient funds to purchase land?

The **Open Space District** currently owns and manages over 15,500 acres of land (see Map 2-17, Open Space and Parks). The Open Space District acquired more land in 1995 – 2,426 acres – than in any other year in its 32-year history. Annual acquisition totals for all succeeding years have been substantially lower. The availability of funding is among the chief factors enabling an agency to acquire land. Since its creation, the Open Space District has had to budget an increasing portion of its annual property tax revenues for land management purposes, as compared to land acquisition. The Open Space District receives slightly less than 1% of annual ad valorem property taxes collected in Marin, amounting to nearly \$4 million in fiscal year 2004–2005. In recent years, 95% to 100% of the Open Space District's annual property tax revenues have been budgeted for purposes other than land acquisition. The Open Space District continues to purchase open space by obtaining private and public grants, and by levying special taxes and assessments.

Regarding land acquisition by other agencies:

Golden Gate National Recreation Area: The Golden Gate National Recreation Area has largely met its land acquisition goals but still acquires land on occasion, most recently in Oakwood Valley and the vicinity of Tomales Bay.

Marin Municipal Water District: MMWD does not have an active land acquisition program; however, it does consider acquiring additional properties for the purpose of improving watershed protection as opportunities permit. Also, MMWD vigorously seeks Watershed Protection Agreements with private landowners within the drainage area of reservoirs. These agreements provide permanent restrictions for maintenance and development in order to safeguard water quality.

Other Jurisdictions: Marin jurisdictions, including San Anselmo, Fairfax, Mill Valley, San Rafael, and Novato, have active acquisition programs through purchase and/or development and dedication.

What are emerging land management issues?

Respondents to a survey conducted by the **Open Space District** as part of its Policy Review Initiative regarded fire, native plants and animals, and special-status species as three of the Open Space District's four most important policy areas. Trail use, while ranked the most important of the four, is not a new issue. This outcome suggests that fire danger reduction, reduction of non-native plant and animal populations, and special-status species habitat protection will figure prominently in the Open Space District's long-range land management planning. Because of Marin's vast acreage of public open space and its close proximity to developed areas of the county, addressing the issue of fire danger will require collaboration among communities, fire agencies, and public land management agencies.

Here are perspectives of other public agencies regarding emerging land management issues:

Golden Gate National Recreation Area. The GGNRA has largely met its land acquisition goals but still acquires land on occasion, most recently in Oakwood Valley and the vicinity of Tomales Bay.



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Marin Municipal Water District. Non-Native Species: A major MMWD focus is maintaining Mount Tamalpais’s unique natural diversity by controlling non-native invasive species. MMWD is seeking to control the expansion of wild turkey populations that are threatening Marin’s ecosystems. Impacts to amphibian and quail populations are of particular concern.

Roads and Trails: Erosion and siltation from roads and trails on MMWD watershed lands and other public lands is harming salmon and steelhead habitat in local streams and reducing reservoir capacity. MMWD’s Mount Tamalpais Watershed Road and Trail Plan provides direction for reducing the footprint of the roads and trails and for implementing a program of best management practices for sediment control.

Fire Hazard: Decades of fire suppression has resulted in high fuel loads on MMWD watershed lands and other nearby public lands. MMWD is revising its 10-year-old Vegetation Management Plan in order to better employ available methods (prescribed burning, mechanized brush clearing, goats, and chemical controls), to effectively reduce both fuel loads and invasive plants.

Science-Based Decision Making: MMWD is managing natural resource inventory and monitoring programs for key species at risk as well as conducting general baseline studies. This information is used to set resource management priorities and to minimize impacts from administrative and recreational use of watershed lands.

What Are the Desired Outcomes?

GOAL OS-I

Sustainably Managed Open Space. Manage open space in a sustainable manner for environmental health and the long-term protection of resources.



Policies

- OS-1.1 **Enhance Open Space Stewardship.** Promote collaborative resource management among land management agencies. Monitor resource quality. Engage the public in the stewardship of open space resources.
- OS-1.2 **Protect Open Space for Future Generations.** Ensure that protected lands remain protected in perpetuity, and that adequate funding is available to maintain it for the benefit of residents, visitors, wildlife, and the environment.



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Open Space

Living within the ecological limits of the planet means both reducing demand (footprint) on ecological resources and maintaining or even increasing supply (biocapacity). With 48% of its land area preserved as open space, watershed, or parkland, Marin County has already protected much of its existing biocapacity. Designating an additional 23,000 acres as open space would increase the amount of biocapacity in Marin's protected open space by 15%.

Why is this important?

Sustainable management of open space will ensure that this resource remains a public asset for future generations.

Environment: After open space has been acquired, it has to be managed for the long term so that it will continue yielding reduced runoff, cleaner air, cleaner water, beautiful landscapes, and a healthy ecosystem.

Economy: Good land management can save money for governments, homeowners, and private businesses. For example, according to the Marin County Open Space District, the cost to realign a fire protection road to restore natural drainage and direct water away from a landslide-prone slope can be as little as \$1,500 in 2005 dollars. The cost to repair a landslide affecting nearby homes caused, in part, by runoff from an improperly graded road can be \$500,000 or more, plus legal expenses.

Equity: Intelligent, sustainable open space management contributes to recreational opportunities and healthy and safe communities, which benefit all Marin's residents. In addition, the open space lands enjoyed today are a living legacy for future generations.

How will results be achieved?

Implementing Programs

- OS-1.a ***Coordinate Countywide Open Space Management.*** Encourage public land management agencies, cities and towns, fire agencies, and others with an interest in open space management to share resource information and collaboratively address open space management issues. Examples of the latter include non-native species management and fire hazard reduction.
- OS-1.b ***Promote Compatible Open Space Policies.*** Regularly review Countywide Plan open space policies for compatibility with Open Space District policies.
- OS-1.c ***Utilize Integrated Pest Management.*** Minimize the use of pesticides and herbicides in open space management.
- OS-1.d ***Inform and Enforce.*** Utilize a variety of methods to disseminate information about what agencies are doing to protect open space and what the public can do to help. Continue efforts to inform and educate open space visitors about the importance of open space and its appropriate use. Use enforcement authority as necessary to ensure compliance with regulations.



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- OS-1.e ***Inventory Resources.*** Conduct inventories of sensitive resources and resource management issues — erosion sites or areas where populations of non-native species are expanding, for example — to determine resource management priorities.
- OS-1.f ***Encourage Environmental Education.*** Partner with schools and colleges to foster an understanding and appreciation of open space among all age levels.
- OS-1.g ***Encourage Resource Monitoring.*** Document trends in resource quality and public use to help guide long-term resource management decision making.
- OS-1.h ***Accommodate Research.*** Consider research requests to address issues such as non-native species management.
- OS-1.i ***Identify and Apply Best Management Practices.*** Review existing stewardship practices and the experiences of other land managers to identify best practices and make cost-effective, sustainable, environmentally sound land management decisions.
- OS-1.j ***Explore Tools to Fund Open Space Stewardship.*** Consider local ballot measures, possibly in partnership with other agencies when land management interests overlap, and private funding sources, including private grants, endowments, and bequests.
- OS-1.k ***Establish Partnerships.*** Establish partnerships among public land management agencies, other public agencies, cities, towns, and nongovernmental organizations to maximize funding opportunities for land stewardship.
- OS-1.l ***Engage the Public in Stewardship.*** Encourage volunteerism in resource management and enhancement activities to foster a sense of responsibility for the care of open space resources.
- OS-1.m ***Monitor Federal and State Legislation.*** Support legislation that maintains and enhances existing open space protection.
- OS-1.n ***Promote New State Legislation.*** Develop and support State legislation that will enhance open space protection in Marin County.



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What Are the Desired Outcomes?

GOAL OS-2



Preservation of Open Space for the Benefit of the Environment and Marin Residents. Close the gaps in the pattern of protected public open space and private lands where land acquisition or other methods of preservation would create or enhance community separators, wildlife corridors, watershed and baylands protection, riparian corridors, sensitive habitat, or trail connections.

Policies

OS-2.1 Support Countywide Open Space Planning. Encourage Marin’s public land management agencies to review the existing public open space system and prepare proactive, long-range plans to guide future land acquisition and preservation efforts consistent with their respective missions, and to create an interconnected system of public open space.

OS-2.2 Continue to acquire or otherwise preserve additional open space countywide. Targeted greenbelts and community separators in the Baylands and City-Centered corridors include the following:

- ◆ *Wolfback Ridge to Tennessee Valley*, west of Highway 101, around to Oakwood Valley, preserves Marin’s southern gateway. It connects the Golden Gate National Recreation Area (GGNRA) with Sausalito and Marin City. Most of this area has been acquired as part of the GGNRA.
- ◆ *Ridge above Tamalpais Valley*, along Panoramic from Tennessee Valley westward, includes trail links with Mount Tamalpais State Park. Portions are included in the GGNRA.
- ◆ *Tiburon Peninsula Ridge* includes trails to several points along the bay. The Open Space District and the Town of Tiburon have acquired portions of this ridge.
- ◆ *Northridge* is one of the most important community separators in Marin, connecting Mill Valley, Corte Madera, and Larkspur with the Marin Municipal Water District lands to the west. Most of the ridge has been acquired through the joint efforts of the Open Space District, cities and towns, and nongovernmental organizations.
- ◆ *The rim of the Corte Madera Creek Watershed* connects the Upper Ross Valley communities with the Marin Municipal Water District lands to the west. Most of the ridge has been acquired through the joint efforts of the Open Space District, cities and towns, and nongovernmental organizations.
- ◆ *Southern Heights Ridge*, dividing San Rafael and the Ross Valley.
- ◆ *San Pedro Peninsula Hills* provides a backdrop for the Civic Center and offers panoramic views of the bay region. Most of this ridge has been acquired by the State, the Open Space District, and the City of San Rafael.



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- ◆ *Terra Linda-Sleepy Hollow Divide*. Substantial portions have been acquired by the Open Space District and the City of Novato.
- ◆ *Big Rock Ridge* separates the Novato basin from the Lucas Valley-Marinwood communities, extends to Stafford Lake Park, and borders the College of Marin - Indian Valley campus. Portions have been acquired by the Open Space District, the County, the City of Novato, and the Marinwood Community Services District.
- ◆ *Hills east of Highway 101 near St. Vincent's School* provide a continuous greenbelt system between Big Rock Ridge and San Pablo Bay. This space separates Novato from San Rafael.
- ◆ *Pinheiro Ridge* functions as a ridge and upland greenbelt/community separator between the Atherton community and the lands including and surrounding Gness Field.
- ◆ *Mount Burdell* is the major landmark of North Marin. This preserve is a major component of a proposed greenbelt extending from the Rush Creek wetlands to Stafford Lake. Existing protected lands on Mount Burdell are the Open Space District's 1600-acre Mount Burdell Open Space Preserve and Olompali State Historic Park. Lands on the northern and eastern slopes of Mount Burdell to the county line serve as an agricultural and open space buffer and gateway between Marin and Sonoma counties.

OS-2.3

Balance Shoreline Protection and Access to Water Edge Lowlands. Consider tideland ecosystem health, habitat protection, and passive and active recreation in pursuing acquisition of additional marsh and other bay margin open space areas.

Targeted water edge lowlands in the Baylands and City-Centered corridors include the following:

- ◆ *Richardson Bay*. Portions of Bothin Marsh (with the exception of the Martin Brothers Triangle), most of the Tiburon shoreline, and most of the headwaters of Richardson Bay have been acquired. The following sections of shoreline should be acquired or otherwise protected: Manzanita Green (connecting Marin City with the Bay), Strawberry Cove, the Martin Brothers Triangle adjacent to Bothin Marsh, the adjacent Caltrans right-of-way, and other shoreline sections as appropriate. While these properties are recommended for acquisition, the Plan treats them in the same manner as similar property in regard to development policies – i.e., Plan policies apply to these properties as if no acquisition recommendation had been made.
- ◆ *Corte Madera Bayfront*. Existing marshes should be preserved, and portions of the San Quentin area should be considered for public access to the bay. The Corte Madera Ecological Reserve has been established in this area and provides habitat for the endangered clapper rail.
- ◆ *San Rafael Bay*. Land along the bayshore, which includes some of the highest density residential area in the county, should be permanently secured for open space. San Rafael has been actively acquiring a band of open space along the bay.



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- ◆ *San Pedro Peninsula shoreline* should be protected from McNear's Beach north to Gallinas Creek. Major portions have been acquired as part of China Camp State Park.
- ◆ *San Pablo Bayfront, Gallinas Creek to Novato Creek*, should be kept open to preserve the tidelands. Gallinas Creek provides habitat for threatened and endangered species, as well as migratory species. The creekside should be kept free of developments that would contribute to siltation and loss of navigational use in the stream channels. This area contains McInnis County Park and undeveloped, diked baylands.
- ◆ *Novato Creek to Black Point* is an important tidal marsh that contains habitat for endangered and migratory species, and a valuable flood ponding area. Large areas have been acquired.
- ◆ *Petaluma River*. Marshes, riverbank areas, and other lowlands should be preserved in cooperation with Sonoma County. The Audubon Society, the State, and the Open Space District have acquired significant wetland areas between Rush Creek and Basalt Creek.

OS-2.4

Support Open Space Efforts Along Streams. Support efforts to restore, enhance, and maintain natural vegetation and other habitat values along streams in the Baylands and City-Centered corridors. Maintain strict controls and high environmental standards in these zones. Targeted streams and creeks in the Baylands and City-Centered corridors include the following:

- ◆ *Mill Valley Area creeks.* Local jurisdictions should provide adjacent parks and regulate development to protect streamside vegetation along Arroyo Corte Madera del Presidio, Old Mill, Cascade, Homestead, and Coyote creeks.
- ◆ *Corte Madera Creek.* Although much of this creek has already been lined with concrete, a landscaped bicycle path now extends from the Larkspur Ferry Terminal through the lower Ross Valley. The California clapper rail inhabits marshes along this creek.
- ◆ *Miller Creek* from Highway 101 to Big Rock should provide a continuous natural strip through Marinwood and Lucas Valley to the bay. The Marinwood Community Services District, the Open Space District, and the City of San Rafael have acquired a substantial portion of the land targeted for acquisition along Miller Creek.
- ◆ *Novato and Warner creeks*, among the few remaining natural streams in east Marin, should be protected as far to the west as possible.

OS-2.5

Support Open Space Efforts in the Inland Rural Corridor. Targeted lands in the Inland Rural Corridor include the following:

- ◆ *Marin Municipal Water District lands.* This area includes lands around Kent Lake and the Carson Creek drainage.
- ◆ An area north of Samuel P. Taylor State Park including Devil's Gulch has been acquired by the federal government as part of a continuous park strip from the Golden Gate.



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- ◆ *The Nicasio Reservoir* area.
- ◆ *The Stafford Lake vicinity*. Includes the lake owned by the North Marin Water District and the adjacent Stafford Lake County Park.
- ◆ *Ridgeland defining the San Geronimo Valley*. Includes Pine Mountain Ridge westward from White Hill, and the lands between Loma Alta and Samuel P. Taylor State Park. The Open Space District has acquired substantial acreage here in the past decade.

OS-2.6 Support Open Space Efforts in the Coastal Corridor. Work with State and federal agencies to preserve targeted sensitive coastal lands, including the following:

- ◆ *Golden Gate National Recreation Area*. The National Park Service oversees this continuous corridor of public land along Marin's southern coast and adjacent to Point Reyes National Seashore. It should be retained in its natural state to the greatest extent possible.
- ◆ *Point Reyes National Seashore and Tomales Bay State Park*. The National Seashore should be retained in its natural condition, with ecologically fragile areas remaining relatively inaccessible.
- ◆ *Bolinas Lagoon*. The Marin County Open Space District, which oversees this former County park, has teamed with the U.S. Army Corps of Engineers to develop an adaptive management program to protect the lagoon's fragile subtidal and intertidal habitat resources.
- ◆ *Mount Tamalpais State Park and Stinson Beach Federal Park*.

Why is this important?

A planned, coordinated approach to acquiring open space will ensure that the most important areas are preserved.

Environment: Connecting isolated parcels of open space creates wildlife corridors for animals and expanded contiguous habitat for plants. This supports healthier ecosystems because organisms can have access to a bigger genetic pool for cross-breeding. Connected open space parcels also give animals the ability to access a broader landmass for food, water, and nesting.

Economy: Open space preservation is often the most affordable way to safeguard drinking water, clean the air, and achieve other environmental goals. Public open space also improves property values and contributes to a community's sense of identity and pride. For example, a three-mile greenbelt around Lake Merritt in Oakland, near the city center, was found to add \$41 million to surrounding property values. (Source: Steve Lerner and William Poole, *The Economic Benefits of Parks and Open Space*, the Trust for Public Land, 1999.)

Equity: Maintaining and expanding open space countywide preserves Marin's unique environmental heritage and supports healthy communities. Marin's residents recognize the benefits of public open space as demonstrated in a recent survey that indicated strong support for more open space acquisition in Marin. (Source: Moore Iacofano Goltsman, Inc., *Policy Review Initiative Survey Report*, Marin County Open Space District, January 2004.)



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How will results be achieved?

Implementing Programs

OS-2.a *Encourage Land Management Agencies, Cities, and Towns to Assess Their Land Protection Goals in the Baylands, City-Centered, Inland Rural, and Coastal Corridors.*
Assess whether additional land acquisition is necessary to fulfill an agency's mission. Determine short-, medium-, and long-term priorities and the most suitable method of protection.

OS-2.b *Coordinate Open Space Planning.* Identify shared interests and priorities among Marin's land management agencies, cities, towns, and nongovernmental organizations. Explore opportunities for collaborative open space acquisition or protection. Determine the purpose for linking public open space – wildlife corridors, trails, etc. – and the most suitable land preservation tools – purchase, trail easement, conservation easement, etc. – for accomplishing linkages.

OS-2.c *Acquire and Protect Lands Pursuant to the Open Space District's Mission Statement.*
Acquire and protect lands according to the Open Space District's mission statement. Lands should principally, but not solely, be within in the City-Centered Corridor. Within this corridor, and consistent with its mission, strive to acquire or otherwise protect the following:

- ◆ *Ridgeland*s that contribute to the completion of greenbelts and community separators surrounding the cities and towns in eastern Marin.
- ◆ *Baylands*, including tidal areas, water edges, mudflats, salt marshes, and submerged lands.
- ◆ *Environmentally Sensitive Lands*, including wildlife corridors, endangered species, habitats, riparian corridors, coastal estuaries, and seasonal wetlands.

Although most of the district's acreage is in the City-Centered Corridor, it owns and manages substantial acreage in the Inland Rural Corridor, in the vicinity of the San Geronimo Valley. In the Coastal Corridor, the district owns and manages Bolinas Lagoon.

The Open Space District also acquires land and easements that contribute to the completion of the countywide public trail system. (See Trails Section.) The Open Space District criteria to determine whether to acquire land include, but are not limited to, the following:

- ◆ Does the property adjoin existing district land? If not, is its acreage sufficiently large to avoid high per acre management costs typically associated with small parcels?
- ◆ Does the property connect district land with other public open space?
- ◆ Is there community support for the acquisition?



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- ◆ What are the geologic risks?
- ◆ What is the scope of fuel management required to reduce the risk of wildfire?
- ◆ Are there encroachments? Can clear title be obtained?

OS-2.d ***Establish Partnerships to Fund Open Space Protection.*** Establish partnerships among land management agencies, cities, towns, and nongovernmental organizations to maximize open space funding opportunities.

OS-2.e ***Fund Open Space.*** Utilize multiple open space funding sources, including

- ◆ grants from public agencies and private organizations;
- ◆ agency or organization revenues;
- ◆ bond financing through the creation of assessment districts or community facilities districts; and
- ◆ endowments, bequests, and other philanthropy.

OS-2.f ***Employ Tools to Preserve Open Space.*** Utilize a variety of methods to maximize the success of open space protection efforts, including

- ◆ fee acquisition, such as fair market purchase, development dedication, bargain or tax sale, donation, life estate, eminent domain, and lease-back arrangements;
- ◆ easement acquisition, including conservation, open space, agricultural conservation, and scenic easements;
- ◆ county land use regulations;
- ◆ Transfer of Development Rights (TDR) program;
- ◆ Williamson Act and Farmland Security Zone contracts; and
- ◆ gifts and life estates.

OS-2.g ***Apply County Zoning.*** Enforce County zoning provisions, and amend the Development Code as necessary to provide effective protection to open space areas.

OS-2.h ***Require Clustered Development.*** Require clustering to provide effective protection to open space and environmental resources.



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Figure 2-18 Relationships of Goals to Guiding Principles

This figure illustrates the relationships of each goal in this Section to the Guiding Principles.

Goals	Guiding Principles											
	1. Link equity, economy, and the environment locally, regionally, and globally.	2. Minimize the use of finite resources and use all resources efficiently and effectively.	3. Reduce the use and minimize the release of hazardous materials.	4. Reduce greenhouse gas emissions that contribute to global warming.	5. Preserve our natural assets.	6. Protect our agricultural assets.	7. Provide efficient and effective transportation.	8. Supply housing affordable to the full range of our workforce and diverse community.	9. Foster businesses that create economic, environmental, and social benefits.	10. Educate and prepare our workforce and residents.	11. Cultivate ethnic, cultural, and socioeconomic diversity.	12. Support public health, safety, and social justice.
OS-1 Sustainably Managed Open Space	•	•		•	•							•
OS-2 Preservation of Open Space for the Benefit of the Environment and Marin Residents	•	•		•	•							•



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How Will Success Be Measured?

Indicator Monitoring

Nonbinding indicators, benchmarks, and targets¹ will help to measure and evaluate progress. This process will also provide a context in which to consider the need for new or revised implementation measures.

Indicator	Benchmark	Target
Percent of land preserved.	48% (159,744 acres) in protected open space, watershed or park land in 2000.	Increase land preserved by 5% (16,640 additional acres) by 2010 and 7% (23,296 additional acres) by 2015.

¹Many factors beyond Marin County government control, including adequate funding and staff resources, may affect the estimated time frame for achieving targets and program implementation.



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Program Implementation

The following table summarizes responsibilities, potential funding priorities, and estimated time frames for proposed implementation programs. Program implementation within the estimated time frame¹ will be dependent upon the availability of adequate funding and staff resources.

**Figure 2-19
Open Space Program Implementation**

Programs	Responsibility	Potential Funding	Priority	Time Frame
OS-1.a - Coordinate Countywide Open Space Management.	MCOSD, GGNRA, CDA, PRNS, MMWD, State Parks, NMWD, Cities, Towns	Existing budget and may require additional grants or revenue. ²	High	Ongoing
OS-1.b - Promote Compatible Open Space Policies.	MCOSD, CDA	Existing budget	Medium	Long term
OS-1.c - Utilize Integrated Pest Management.	MCOSD, GGNRA, CDA, PRNS, MMWD, State Parks, NMWD, Cities, Towns	Existing budget	High	Ongoing
OS-1.d - Inform and Enforce.	MCOSD, GGNRA, CDA, PRNS, MMWD, State Parks, NMWD, Cities, Towns	Existing budget	Medium	Ongoing
OS-1.e - Inventory Resources.	MCOSD, GGNRA, CDA, PRNS, MMWD, State Parks, NMWD, Cities, Towns	Existing budget and may require additional grants or revenue ²	Medium	Ongoing
OS-1.f - Encourage Environmental Education.	MCOSD, GGNRA, CDA, PRNS, MMWD, State Parks, NMWD, Cities, Towns	Existing budget and may require additional grants or revenue ²	Medium	Ongoing
OS-1.g - Encourage Resource Monitoring.	MCOSD, GGNRA, CDA, PRNS, MMWD, State Parks, NMWD, Cities, Towns	Existing budget	High	Ongoing

¹Time frames include: Immediate (0-1 years); Short term (1-4 years); Med. term (4-7 years); Long term (over 7 years); and Ongoing (existing programs already in progress whose implementation is expected to continue into the foreseeable future).

²Completion of this task is dependent on acquiring additional funding. Consequently, funding availability could lengthen or shorten the time frame and ultimate implementation of this program.



NATURAL SYSTEMS & AGRICULTURE ELEMENT

Programs	Responsibility	Potential Funding	Priority	Time Frame
OS-1.h - Accommodate Research.	MCOSD, GGNRA, CDA, PRNS, MMWD, State Parks, NMWD, Cities, Towns	Existing budget	Low	Ongoing
OS-1.i - Identify and Apply Best Management Practices.	MCOSD, GGNRA, CDA, PRNS, MMWD, State Parks, NMWD, Cities, Towns	Existing budget and may require additional grants or revenue ²	High	Ongoing
OS-1.j - Explore Tools to Fund Open Space Stewardship.	MCOSD, GGNRA, CDA, PRNS, MMWD, State Parks, NMWD, Cities, Towns	Existing budget, grants, private donations, ballot measures ²	High	Ongoing
OS-1.k - Establish Partnerships.	MCOSD, GGNRA, CDA, PRNS, MMWD, State Parks, NMWD, Cities, Towns	Existing budget and may require additional grants or revenue ²	High	Ongoing
OS-1.l - Engage the Public in Stewardship.	MCOSD, GGNRA, CDA, PRNS, MMWD, State Parks, NMWD, Cities, Towns	Existing budget	Medium	Ongoing
OS-1.m - Monitor Federal and State Legislation.	MCOSD	Existing budget	Medium	Ongoing
OS-1.n - Promote New State Legislation.	MCOSD	Existing budget	Medium	Ongoing
OS-2.a - Encourage Land Management Agencies, Cities, and Towns to Assess Their Land Protection Goals in the Baylands, City-Centered, Inland Rural, and Coastal Corridors.	MCOSD, Cities, Towns, Land Management Agencies	Existing budget and may require additional grants or revenue	Medium	Ongoing
OS-2.b - Coordinate Open Space Planning.	MCOSD	Existing budget	Medium	Ongoing
OS-2.c - Acquire and Protect Lands Pursuant to the Open Space District's Mission Statement.	MCOSD	Grants, private donations, ballot measures ²	High	Ongoing



MARIN COUNTYWIDE PLAN

Programs	Responsibility	Potential Funding	Priority	Time Frame
OS-2.d - Establish Partnerships to Fund Open Space Protection.	MCOSD, GGNRA, PRNS, MMWD, NMWD, State Parks, Cities, Towns, NGO's	Existing budget	High	Ongoing
OS-2.e - Fund Open Space.	MCOSD	Existing budget, public and private grants, donations, other public revenue sources	High	Short term & Ongoing
OS-2.f - Employ Tools to Preserve Open Space.	MCOSD, CDA, NGO's	Existing budget	High	Ongoing
OS-2.g - Apply County Zoning.	CDA	Existing budget	High	Ongoing
OS-2.h - Require Clustered Development.	CDA	Existing budget	High	Ongoing



NATURAL SYSTEMS & AGRICULTURE ELEMENT



Marin County Dept. of Parks and Open Space

2.9 Trails

Background

Trails enhance the quality of life in Marin and the health of the public by offering opportunities to enjoy the wealth of parks and open space in Marin County.

Trails originated in Marin as links between Native American communities. The transportation needs of missions, logging enterprises, and ranches resulted in an expansion of this original trail system in the 19th and early-20th centuries. Some of these old trails and roads have become part of Marin's road system, while others have disappeared through disuse. Still others survive to this day on public parks and open space lands, ranches, and elsewhere. The current public trail



MARIN COUNTYWIDE PLAN

network was created over decades, segment by segment, mile by mile, as public agencies acquired land and made it accessible to the public. Some of these agencies have acquired public trail easements through private lands, expanding the public trail network beyond the boundaries of public lands and creating trail connections between public lands and Marin’s communities (see Figure 2-20). Expanding the public trail network still further, some of Marin’s public trails are – or could be – part of regional or statewide trail systems such as the State Coastal Trail, the Bay Area Ridge Trail, and the San Francisco Bay Trail (see Map 2-18, Coastal, Ridge and Bay Trails, and Maps 2-19a through j, Marin Countywide Trails Plan).

Figure 2-20
Miles of Trails in Marin County by Managing Agency

Agency	Total Miles
Marin County Open Space District	190 (100 miles are unpaved fire protection roads)
Marin Municipal Water District	149 (91 miles are unpaved fire protection roads)
Golden Gate National Recreation Area and Point Reyes National Seashore	212
California State Parks	88
North Marin Water District	2
Total	641

Source: 2004 Marin County Community Development Agency.

The Countywide Plan first included a Trails Element in 1984, following a study of existing and proposed trails in the county. All 11 Marin cities and towns contributed funds to the study, and most adopted their respective portions of the final plan.




This section of the Countywide Plan contains policies and programs intended to ensure that trails are acquired, built, and managed effectively, and that they provide appropriate access for all segments of the population in coordination with the Marin County Department of Parks and Open Space. In this section of the plan, “trails” are defined as unpaved public access routes, ranging from narrow paths to fire protection roads. These trails are not intended for public motorized vehicle use. The Transportation Section of the Built Environment Element discusses paved bike paths. A *Trails Technical Background Report* (see Introduction, “Marin Countywide Plan Supporting Documents”) discusses trail acquisition, development, maintenance, and liability issues, and describes types of trails and categories of trail users in detail.

The maps contained in this section are for use in planning and preserving Marin’s network of public trails – not as trail guides. Trails of local significance that do not appear in the following maps may appear in community plans.

Agencies owning and managing public trails establish their own trail policies consistent with their respective missions. These agencies include the Golden Gate National Recreation Area, Point Reyes National Seashore, California State Parks, the Marin Municipal Water District, Marin County Open

MAP 2-18 COASTAL, RIDGE AND BAY TRAILS

Legend

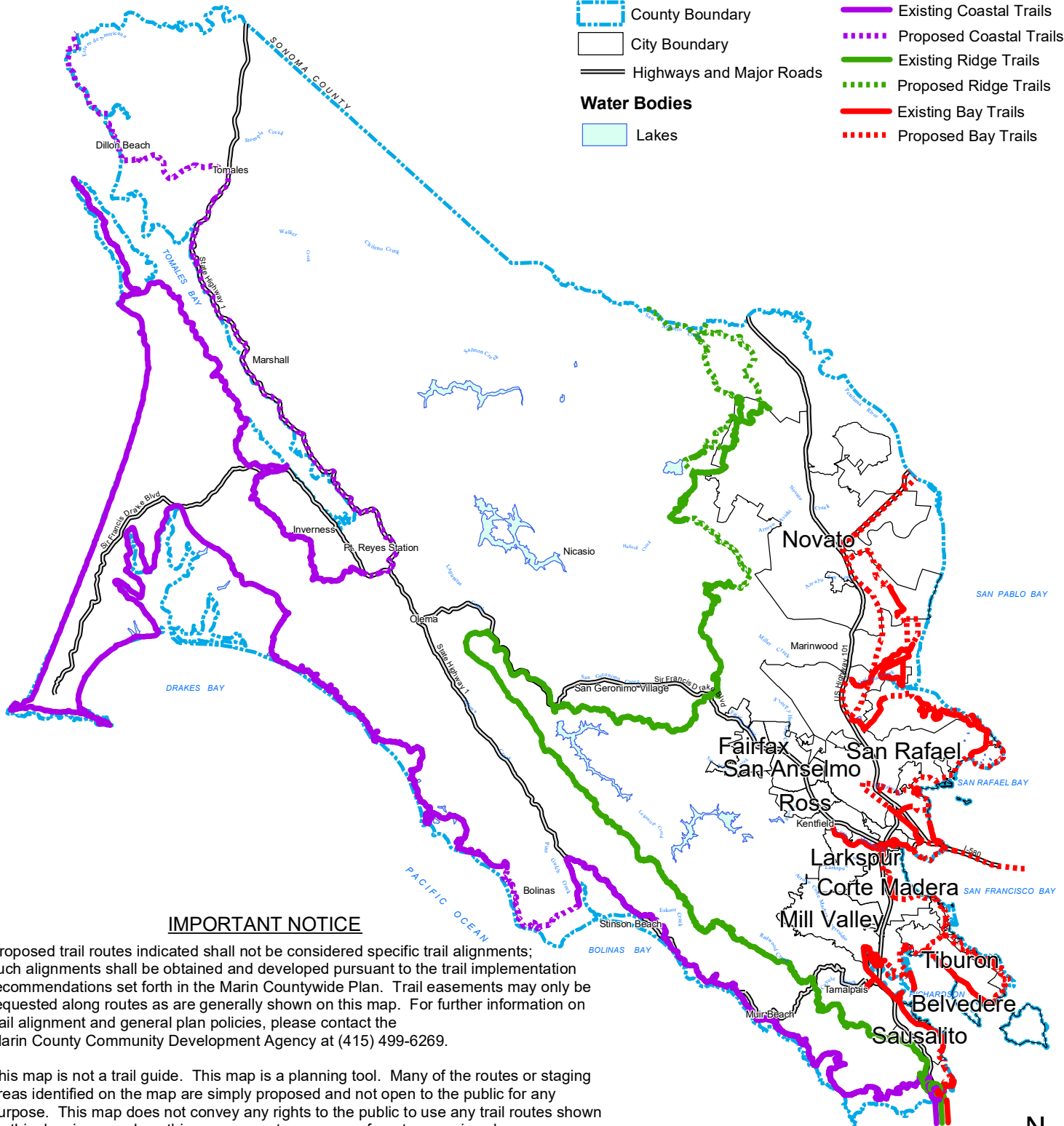
-  County Boundary
-  City Boundary
-  Highways and Major Roads

Water Bodies

-  Lakes

Trails

-  Existing Coastal Trails
-  Proposed Coastal Trails
-  Existing Ridge Trails
-  Proposed Ridge Trails
-  Existing Bay Trails
-  Proposed Bay Trails

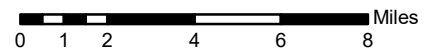


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Note: For questions or comments on these State and Regional trails, please contact the appropriate agency.






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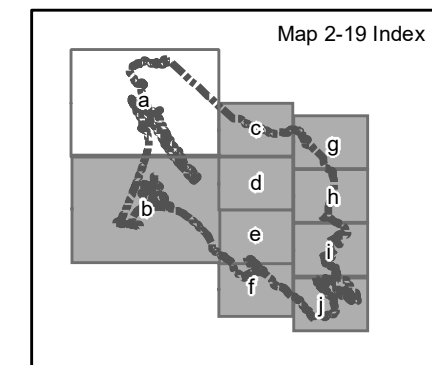
MAP 2-19a MARIN COUNTYWIDE TRAILS PLAN

Legend

-  County Boundary
-  Water Bodies

Trails

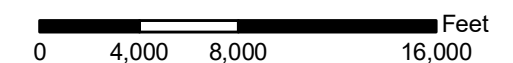
-  Existing Trails
-  Proposed Trails
-  Existing Bay, Coastal or Ridge Trail
-  Proposed Bay, Coastal or Ridge Trail



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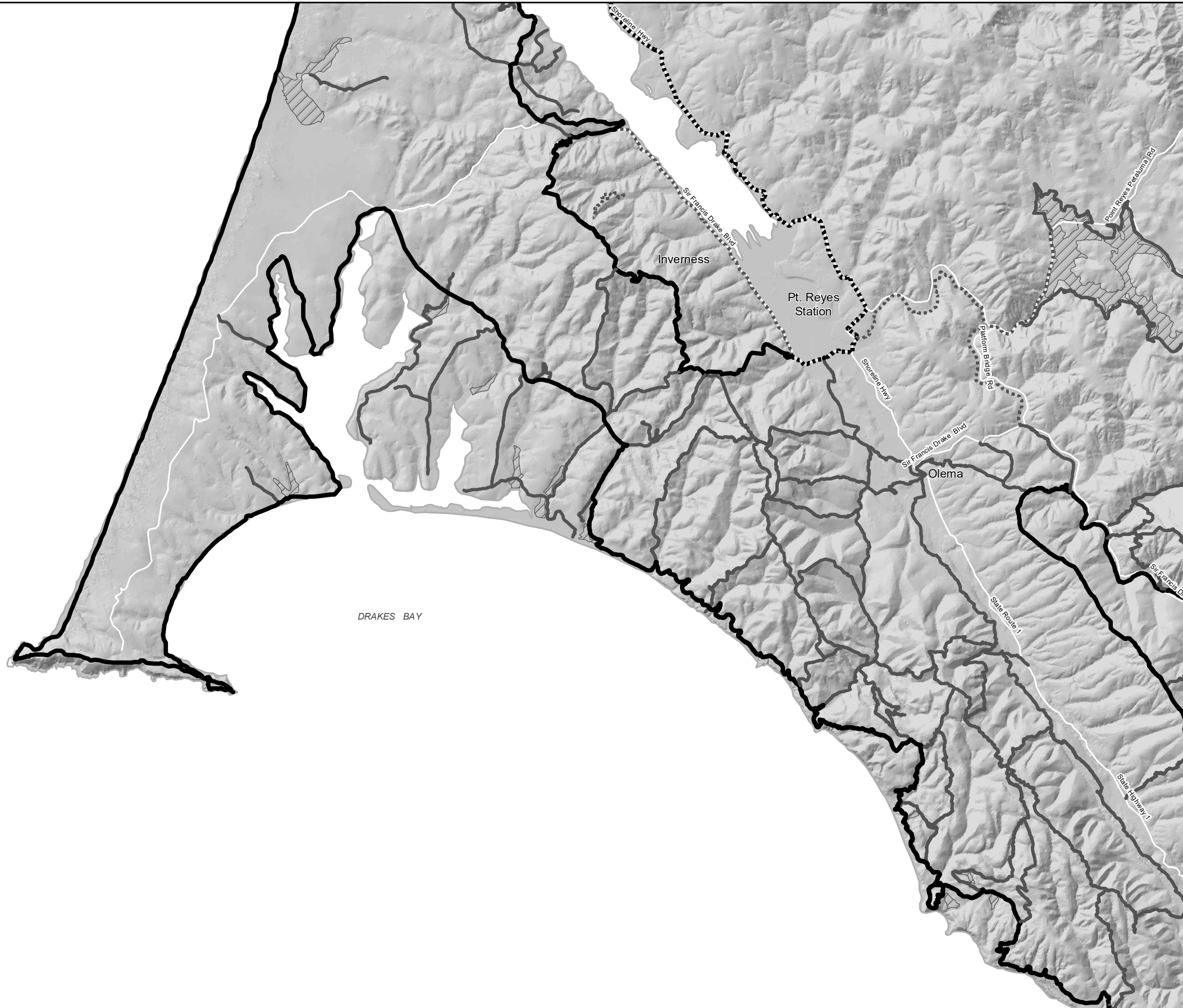
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Date: October 24, 2007

File: Trail 2-19a.mxd



MAP 2-19b MARIN COUNTYWIDE TRAILS PLAN

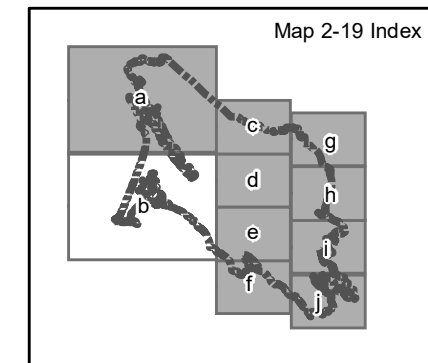


Legend

- County Boundary
- Water Bodies

Trails

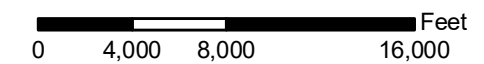
- Existing Trails
- Proposed Trails
- Existing Bay, Coastal or Ridge Trail
- Proposed Bay, Coastal or Ridge Trail



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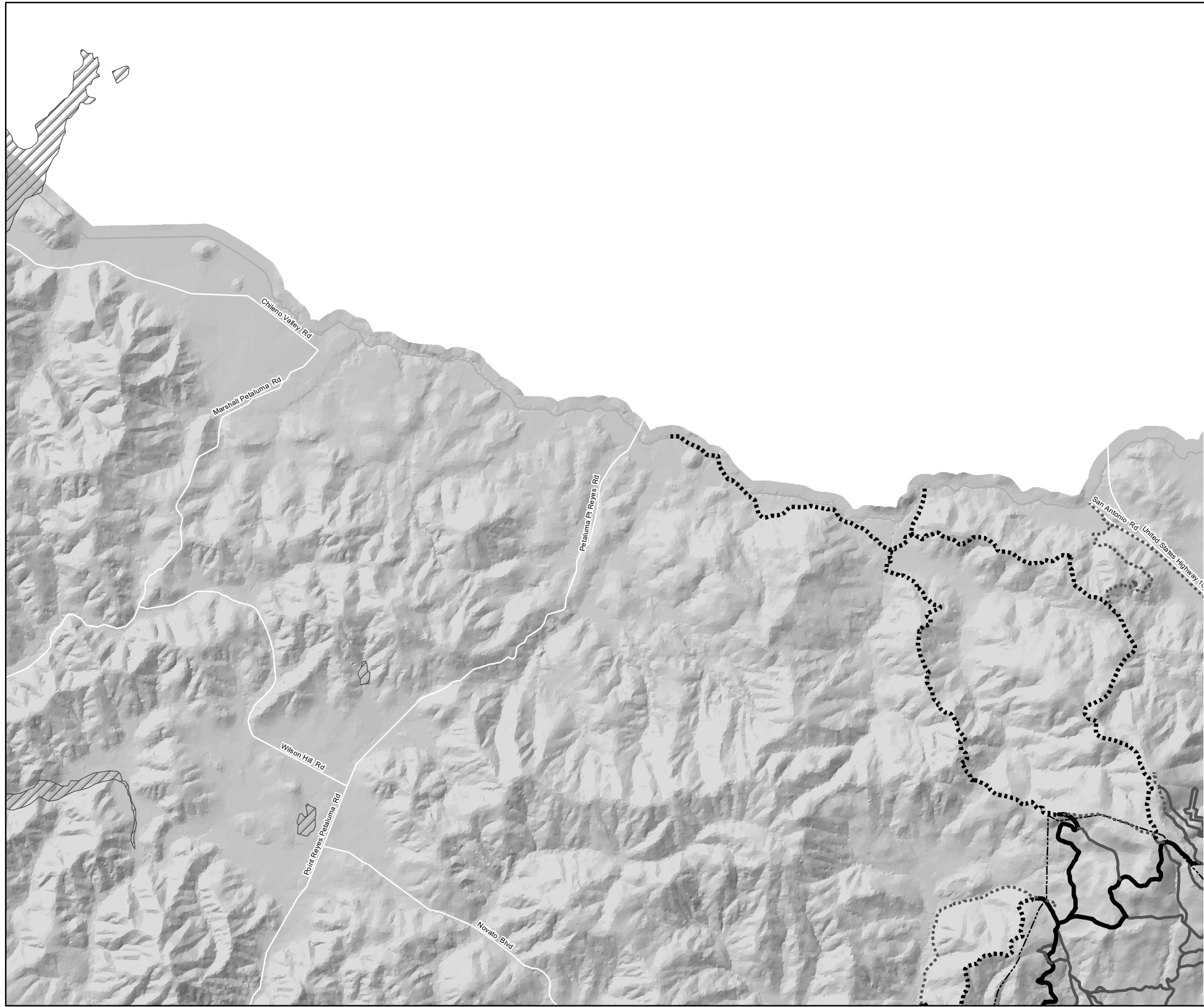


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Date: September 21, 2007

File: Trail 2-19b.mxd





MAP 2-19c MARIN COUNTYWIDE TRAILS PLAN

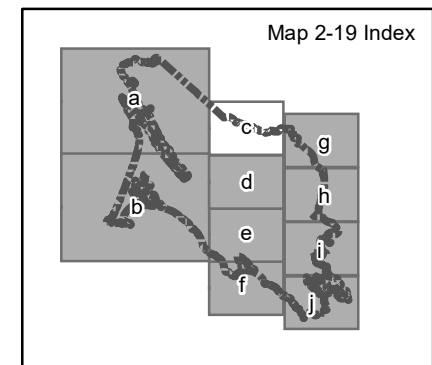


Legend

-  County Boundary
-  City Boundary
-  Water Bodies

Trails

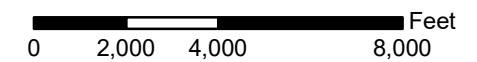
-  Existing Trails
-  Proposed Trails
-  Existing Bay, Coastal or Ridge Trail
-  Proposed Bay, Coastal or Ridge Trail



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Date: May 22, 2007


File: Trail 2-19c.mxd

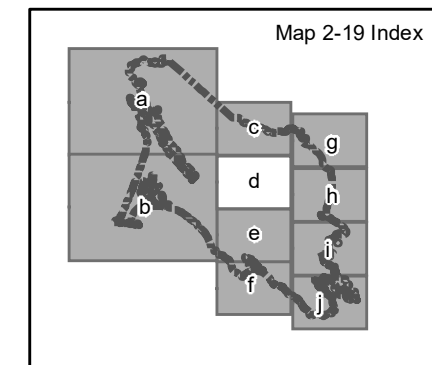
MAP 2-19d MARIN COUNTYWIDE TRAILS PLAN

Legend

-  County Boundary
-  City Boundary
-  Water Bodies

Trails

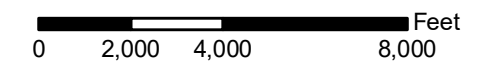
-  Existing Trails
-  Proposed Trails
-  Existing Bay, Coastal or Ridge Trail
-  Proposed Bay, Coastal or Ridge Trail



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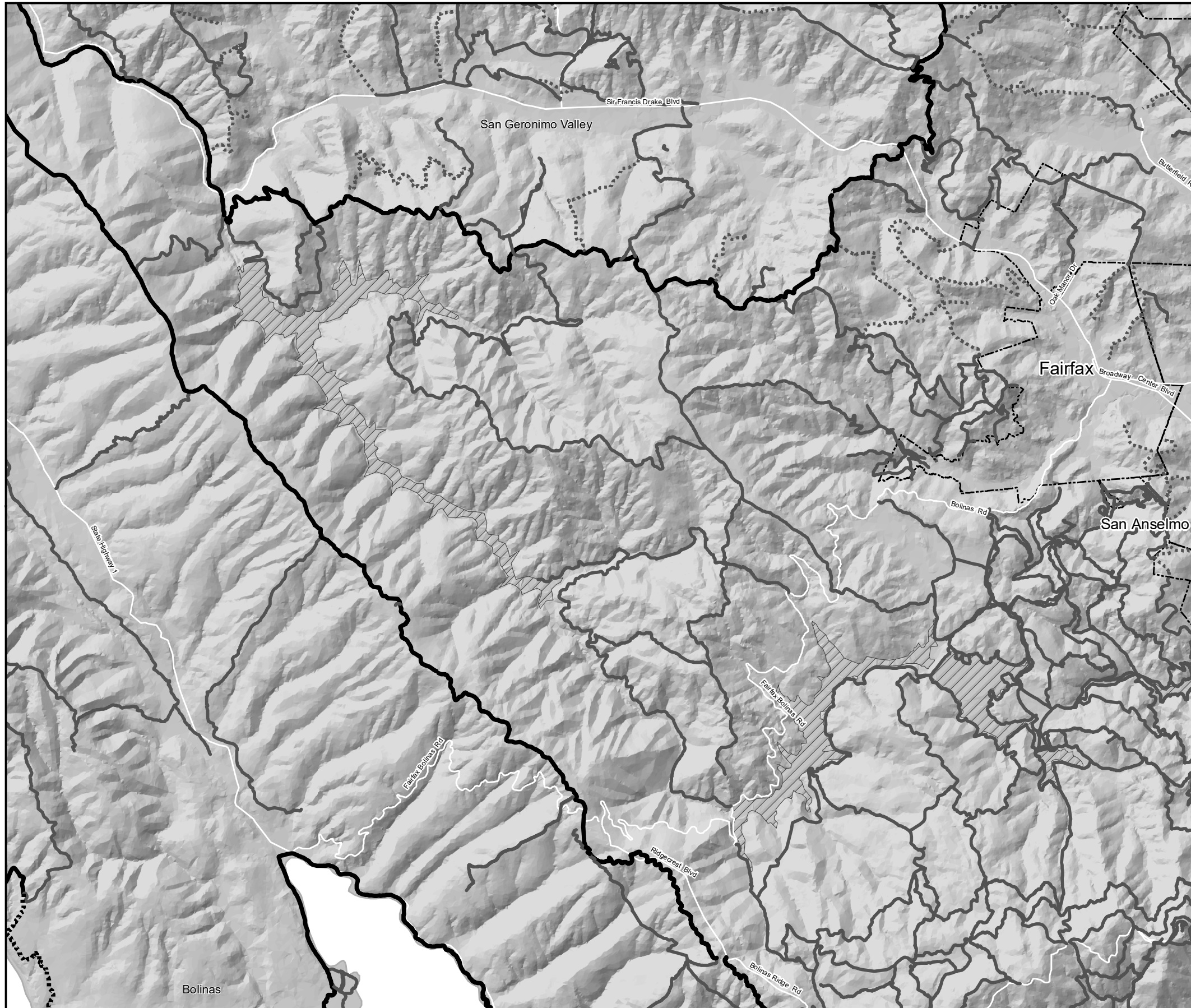
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Date: October 22, 2007

File: Trail 2-19d.mxd



MAP 2-19e MARIN COUNTYWIDE TRAILS PLAN

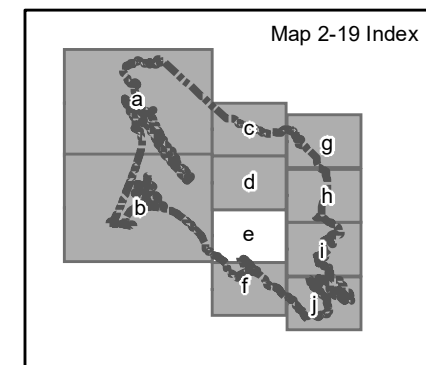


Legend

- County Boundary
- City Boundary
- Water Bodies

Trails

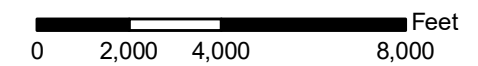
- Existing Trails
- Proposed Trails
- Existing Bay, Coastal or Ridge Trail
- Proposed Bay, Coastal or Ridge Trail



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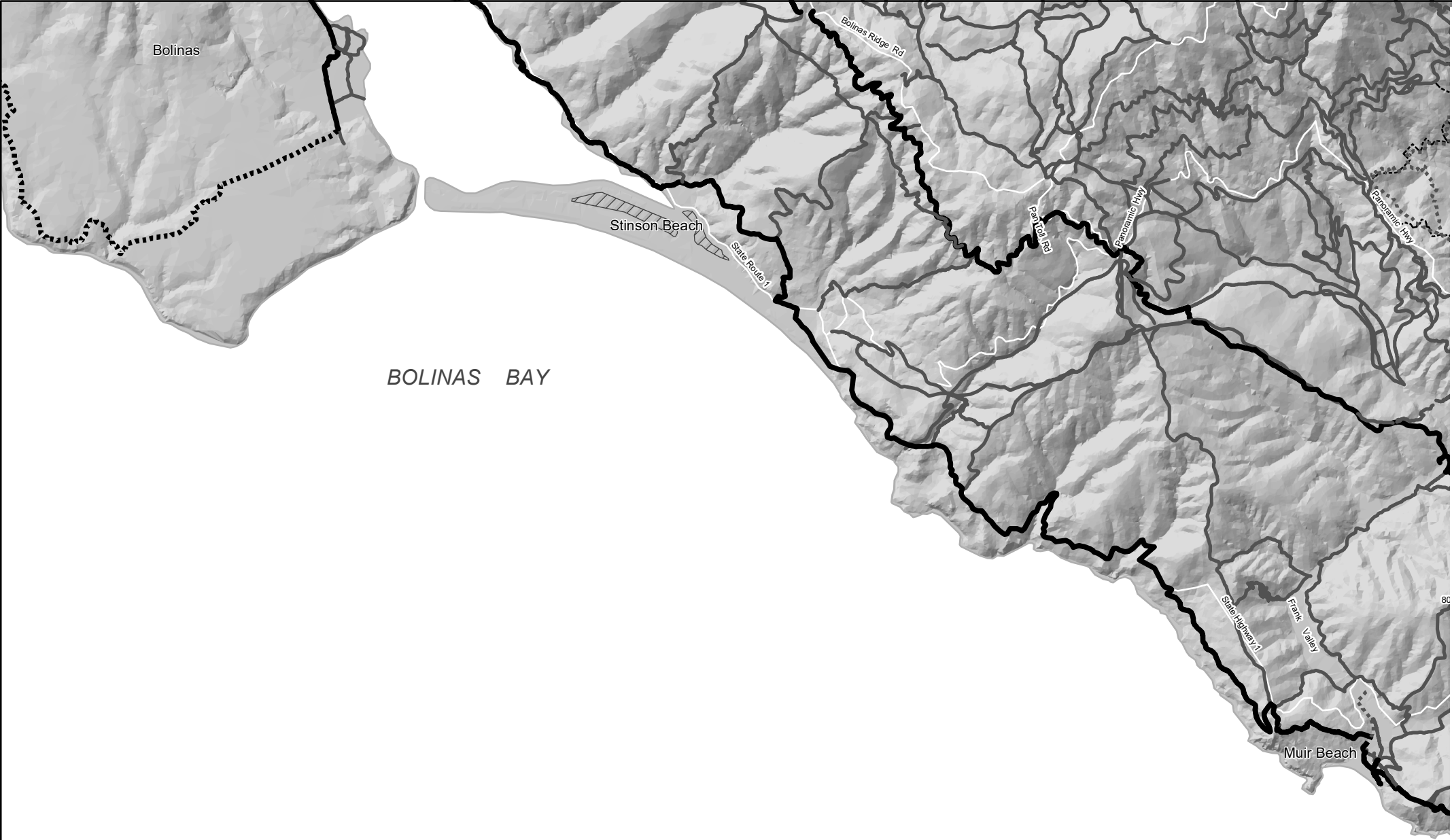


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Date: October 22, 2007

File: Trail 2-19e.mxd

MAP 2-19f MARIN COUNTYWIDE TRAILS PLAN

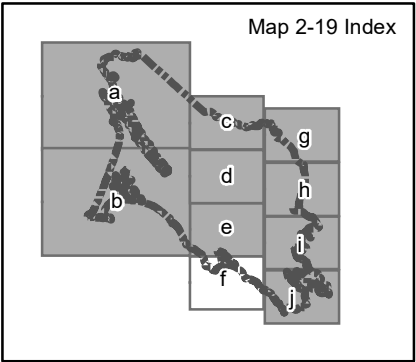


Legend

- County Boundary
- City Boundary
- Water Bodies

Trails

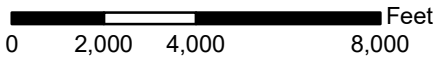
- Existing Trails
- Proposed Trails
- Existing Bay, Coastal or Ridge Trail
- Proposed Bay, Coastal or Ridge Trail



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MAP 2-19g MARIN COUNTYWIDE TRAILS PLAN

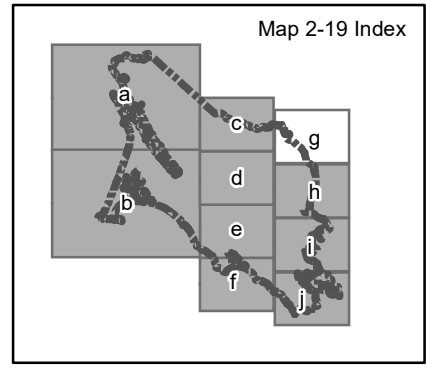


Legend

-  County Boundary
-  City Boundary
-  Water Bodies

Trails

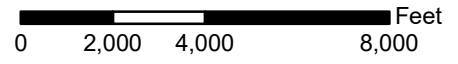
-  Existing Trails
-  Proposed Trails
-  Existing Bay, Coastal or Ridge Trail
-  Proposed Bay, Coastal or Ridge Trail



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Date: July 10, 2007

File: Trail 2-19g.mxd

MAP 2-19h MARIN COUNTYWIDE TRAILS PLAN

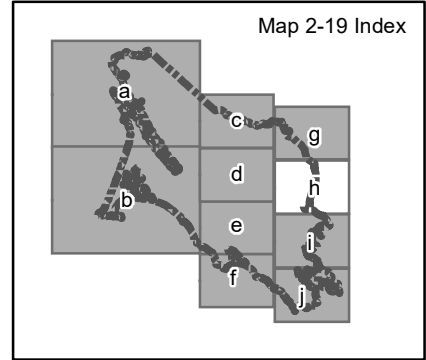


Legend

- County Boundary
- City Boundary
- Water Bodies

Trails

- Existing Trails
- Proposed Trails
- Existing Bay, Coastal or Ridge Trail
- Proposed Bay, Coastal or Ridge Trail

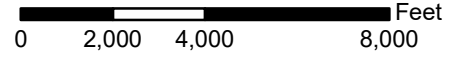


SAN PABLO BAY

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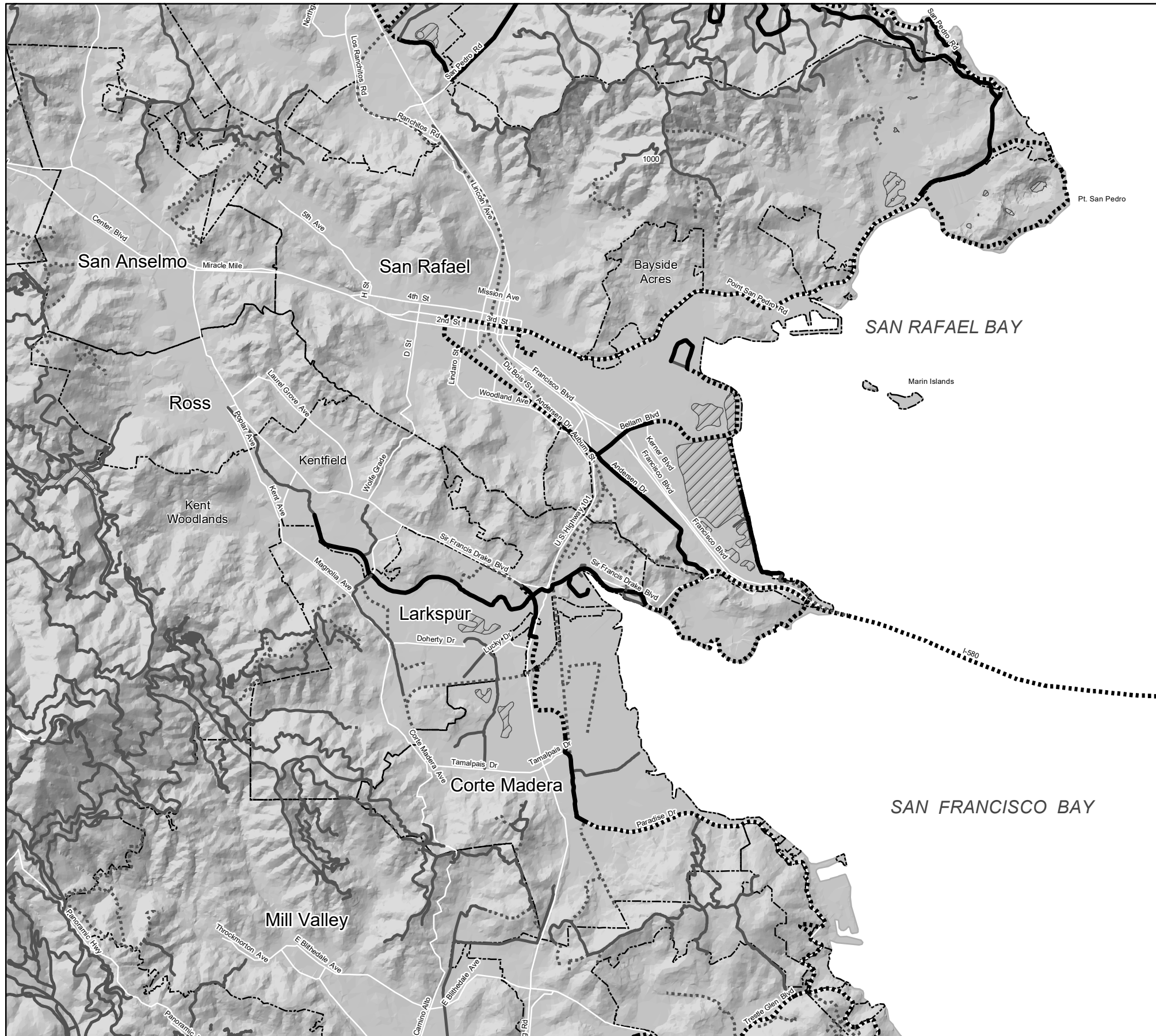
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Date: July 10, 2007 File: Trail 2-19h.mxd

MAP 2-19i MARIN COUNTYWIDE TRAILS PLAN

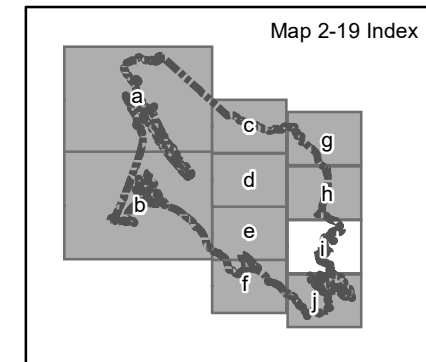


Legend

- County Boundary
- City Boundary
- Elevation
- Water Bodies

Trails

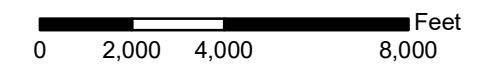
- Existing Trails
- Proposed Trails
- Existing Bay, Coastal or Ridge Trail
- Proposed Bay, Coastal or Ridge Trail



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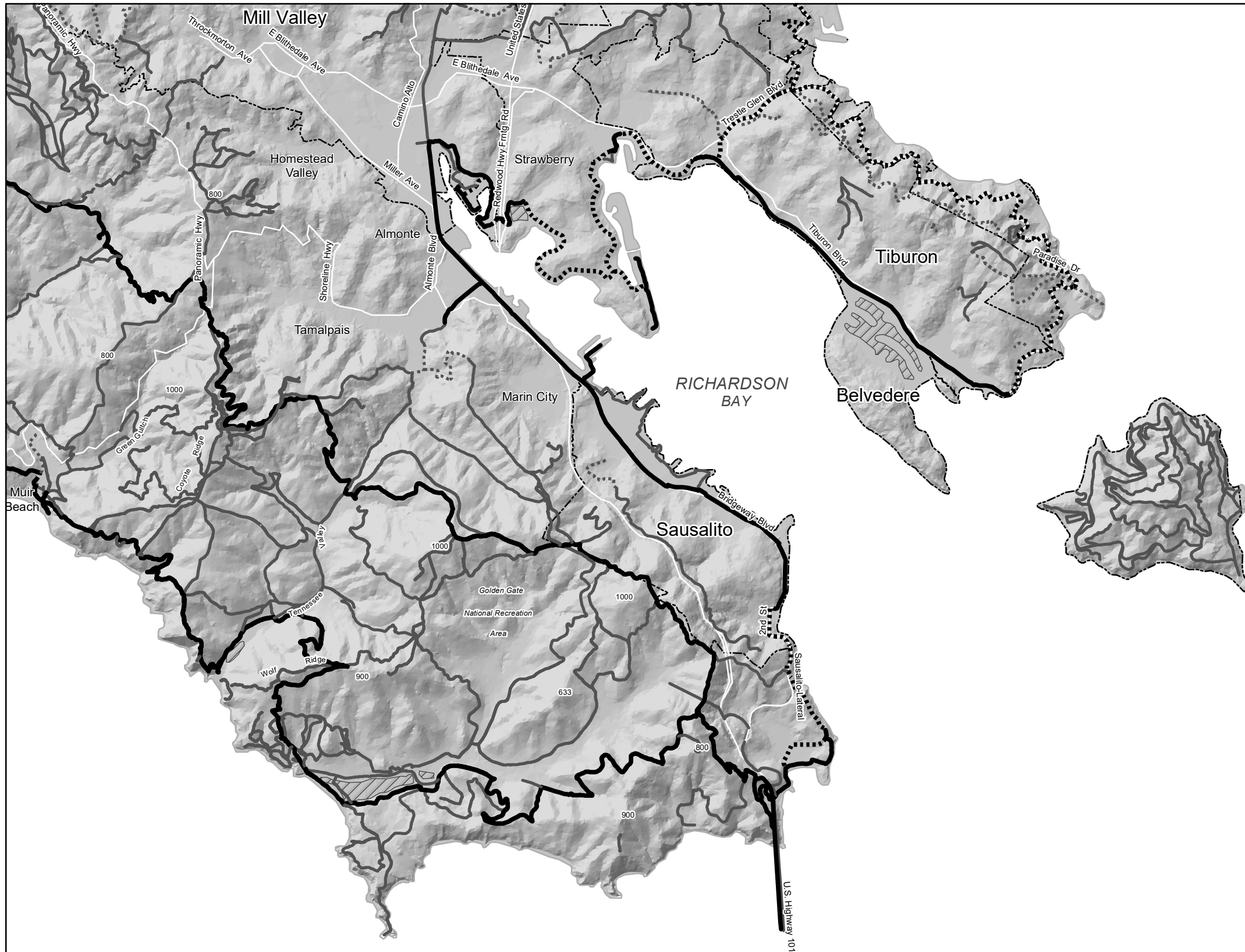


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Date: May 22, 2007

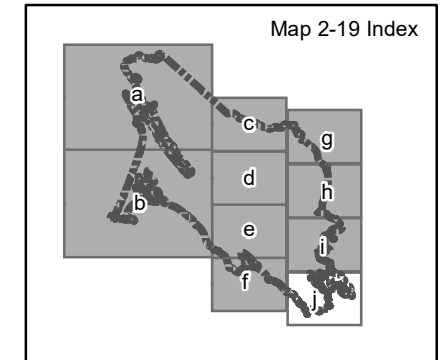
File: Trail 2-19i.mxd

MAP 2-19j MARIN COUNTYWIDE TRAILS PLAN



Legend

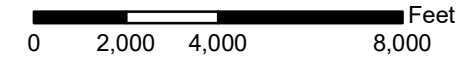
- County Boundary
- City Boundary
- Elevation
- Water Bodies
- Trails**
- Existing Trails
- Proposed Trails
- Existing Bay, Coastal or Ridge Trail
- Proposed Bay, Coastal or Ridge Trail



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NATURAL SYSTEMS & AGRICULTURE ELEMENT

Space District, and some of Marin's cities and towns. The goals, policies, and programs in the Trails Section are intended to complement each agency's trail policies. Policies regarding community trails are found in the respective community plan.

Key Trends and Issues

Can the trail system continue to grow?

Yes. There are many proposed trails over which the public has yet to gain access. Most of these trails run through private land. For the public trail system to expand, public agencies must acquire the land or a public trail easement for members of the public to access any trail lawfully. While many proposed trails follow existing paths or fire protection roads, agencies will have to build others. Following acquisition and/or construction, agencies must have the resources to maintain the trails and manage public use. There is a growing public interest in and need for more trails. An aging population, recreational trends, and increased travel and fuel costs foster greater interest in recreation closer to home. Also pertinent is the increased interest in trail recreation for improved physical and mental health.

Expansion of the public trail system is constrained by the funding necessary to acquire and/or construct trails, and the willingness of private landowners to sell their land or a public trail easement. In other circumstances, an agency may acquire a lease or license to permit public trail use through private land if a landowner is unwilling to sell a permanent easement. Due to the many challenges associated with acquiring public trail rights, the creation of a public trail system requires many years of effort. Trails that are redundant or have major impacts on water quality within individual watersheds should be evaluated to determine if they should be decommissioned and those alignments restored to a natural condition.

Are conflicts with neighboring property owners increasing?

Parking has become a source of concern in a few neighborhoods, especially in situations where a subdivision predates acquisition of nearby public parkland or open space. Some neighborhoods, particularly older ones located on steep or hilly terrain, have narrow and/or winding roads with limited on-street parking. When trailheads are located in these neighborhoods, residents must share their limited on-street parking with open space visitors. Poorly or illegally parked vehicles may make passage by emergency vehicles difficult.

Trespass is also a concern for some landowners. Trespass occasionally occurs when a trail user on public land or on a public right-of-way is separated from his or her destination by private land. The general public may lawfully access a trail on private land only when a public agency has acquired an easement, lease, or license allowing public use of the trail. Public agencies have yet to acquire many miles of proposed trails through private lands. Some members of the public may take for granted their longtime access to private trails when a landowner has not attempted to prevent access. When ownership of such land changes, however, conflicts may occur because patterns of long-term trail use are sometimes difficult to change. Compromised privacy, interference with agricultural operations, and liability are some of the major landowner concerns related to trespass.

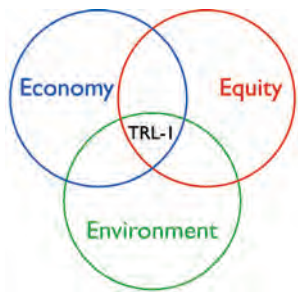


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Public agencies employ a variety of methods, including education, signage, enforcement, and coordination with local law enforcement agencies, to address trail-related parking and trespass problems.

What Are the Desired Outcomes?

GOAL TRL-1



Trail Network Preservation and Expansion. Preserve existing trail routes designated for public use on the Marin Countywide Trails Plan maps, and expand the public trail network for all user groups, where appropriate. Facilitate connections that can be used for safe routes to school and work.

Policies

TRL-1.1 Protect the Existing Countywide Trail System. Maintain the existing countywide trail system and protect the public’s right to access it.

TRL-1.2 Expand the Countywide Trail System. Acquire additional trails to complete the proposed countywide trail system, providing access to or between public lands and enhancing public trail use opportunities for all user groups, including multi-use trails, as appropriate.

TRL-1.3 Facilitate Public Dedication of Trails. Seek the voluntary dedication or sale of trail easements and/or the improvement of trails on lands traversed by trails shown on the Marin Countywide Trails Plan maps.

TRL-1.4 Coordinate Trail Planning. Promote collaboration among public land management agencies, nongovernmental organizations, and private landowners to implement the Marin Countywide Trails Plan and regional trail systems.

TRL-1.5 Preserve Paper Streets. Preserve undedicated or unaccepted (paper) streets where a paper street may provide access to trails or open space areas.

Why is this important?

Trails allow Marin residents and people from all over the world to explore Open Space District lands and state and national parks.

Environment: Trails are the means by which Marin’s residents and visitors access and enjoy substantial park and open space lands. There is a high degree of access to Marin’s 641 miles of public trails, especially in eastern Marin, where the Open Space District alone manages 175 trailheads.

Consequently, many open space visitors enjoy access to open space without the need for a car. The Golden Gate National Recreation Area, Point Reyes National Seashore, Mount Tamalpais State Park, Samuel P. Taylor State Park, and the Open Space District’s Bothin Marsh, Loma Alta, and White Hill



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preserves are especially well served by public transit. This decreases tailpipe emissions that could impact the local ecosystem.

Economy: Trails are enjoyed on foot, bicycle, and horse. These activities make substantial contributions to Marin's economy. For example, in the fall of 2000, there were almost 3,400 horses in Marin County and an estimated 4,400 equestrians. Equestrian activity had a direct economic impact in Marin amounting to \$97.1 million in 2000. When indirect effects were taken into account, the contribution of equestrian activity to the total Marin County economy was \$155 million. (Source: Carlos A. Benito and Kathleen R. Sundin, *Economic and Social Value of Marin County Equestrian Activities*, Sonoma State University Economics Department, July 2001.)

Equity: Access to open space enhances the public's appreciation of and respect for these lands and their resources, especially when visitors are provided with informative interpretive materials and programs. The Open Space District's interpretive naturalist program offers nearly 100 interpretive outings annually. The outings are free and occur on other federal, State, and district and other local park and open space lands in Marin.

How will results be achieved?

Implementing Programs

- TRL-1.a** *Maintain Marin Countywide Plan Trails Maps.* Periodically update maps that show existing and proposed public trails throughout the county. The maps should
- ◆ use distinctive symbols to indicate whether a trail is existing or proposed;
 - ◆ be developed with state-of-the art technology; and
 - ◆ include trails owned or managed by local, State, and federal agencies.
- TRL-1.b** *Designate Trail Use Consistent with Agency Missions.* Determine public use of trails consistent with each agency's mission and policies. Explore and share information on innovative methods for safety on shared-use trails.
- TRL-1.c** *Obtain Lawful Public Access Across Private Lands.* Strive to secure public access rights to proposed public trails crossing private land.
- TRL-1.d** *Establish Regional Trail Connections.* Strive to complete regional trail systems in Marin County, including the Bay Area Ridge Trail, the San Francisco Bay Trail, and the California State Coastal Trail. The proposed alignment of the Coastal Trail will be considered through the process to update the Marin County Local Coastal Program. In addition, collaborate with property owners and representatives from the agricultural community on the planning and appropriate alignment of the Coastal Trail and other new trail connections in the Coastal Zone.
- TRL-1.e** *Explore Funding for Trail Acquisition.* Consider developing or supporting legislation to assist trail acquisition. Consider public and private funding sources, including private endowments and bequests.

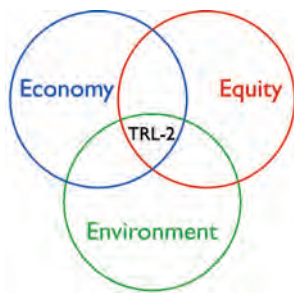


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- TRL-1.f** *Prioritize Trails for Acquisition.* Agencies should strive to identify their respective trail acquisition priorities and work collaboratively to acquire trails of mutual interest.
- TRL-1.g** *Evaluate Proposed Development for Trail Impacts.* Review development proposals for consistency with the Marin Countywide Trails Plan and/or local community plan(s). Encourage project sponsors to consider granting or selling trail easements and/or improve trails on lands traversed by proposed trail connections shown on the adopted Marin Countywide Trails Plan maps.
- TRL-1.h** *Encourage Voluntary Sale or Voluntary Dedication.* Encourage project sponsors to voluntarily sell or grant trail easements and/or the improvement of trails in conjunction with development proposed on lands traversed by trail connections shown on the adopted Marin Countywide Trails Plan maps.
- TRL-1.i** *Avoid Motorized Vehicle Use in Trail Rights-of-Way.* Ensure that existing trails do not become access roads for new development. When such vehicle use is unavoidable, require that new public trails rights-of-way are provided separate from developed roads where possible.
- TRL-1.j** *Encourage Public-Private Trail Partnerships.* Encourage partnerships and cooperation between public land management agencies, trail interest groups, and property owners to increase and improve trail use opportunities and minimize conflicts.
- TRL-1.k** *Monitor New Trail Construction and Right-of-Way Acquisition.* Report annually on progress of new trail construction and acquisition of public trail rights.

What Are the Desired Outcomes?

GOAL TRL-2



Appropriate Trail Design, Location, Management, and Maintenance.

Design, build, manage, and maintain trails, as appropriate, in a manner compatible with natural resource protection. Ensure safe trails. Ensure that trails are managed and maintained in a sustainable manner.

Policies

TRL-2.1 Preserve the Environment. In locating and designing trails, protect sensitive habitat and natural resources by avoiding those areas.

- TRL-2.2** **Respect the Rights of Private Landowners.** Design and manage trails to avoid trespass and trail construction impacts on adjacent private land.
- TRL-2.3** **Ensure User Safety.** Plan and maintain trails to protect the safety of trail users.



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- TRL-2.4** **Consider Historic Use.** In trail design and designation, consider historic and cultural uses that have occurred prior to public acquisition.
- TRL-2.5** **Provide Access for Persons with Disabilities.** Design and develop trails and trail programs to enhance accessibility by persons with disabilities.
- TRL-2.6** **Provide Multiple Access Points.** Design trails with multiple access points to maximize accessibility and minimize concentrating access.
- TRL-2.7** **Ensure Sustainable Maintenance.** Continue to ensure that trails are responsibly maintained.
- TRL-2.8** **Provide Trail Information.** Strive to provide information to trail users that facilitates visitor orientation, nature interpretation, code compliance, and trail etiquette. Develop a methodology for signing trails to assist user and emergency personnel.

Why is this important?

Trails need to be well sited, built, and maintained so that the public can use them responsibly and safely.

Environment: A well-maintained trail system and well-managed public use of trails result in a low to insignificant impact on open space resources. For example, by implementing seasonal trail closures and rebuilding and realigning erosive trails, the Marin Municipal Water District and the Marin County Open Space District have reduced sediment loads and improved habitat in local streams inhabited by the endangered coho salmon and steelhead trout.

Economy: Marin County's well-developed trail network stimulates tourism by attracting hikers, bicyclists, and equestrians from throughout the Bay Area and the state. The Trust for Public Land has documented the multiple economic benefits of trail recreation in its publication *The Economic Benefits of Parks and Open Space*.

Equity: Some public agencies such as the Open Space District annually contract with the Marin Conservation Corps (MCC) for trail and other open space maintenance work. Among other benefits, the MCC provides job skill training for its employees, many of whom are from disadvantaged communities.

How will results be achieved?

Implementing Programs

- TRL-2.a** **Locate Trails to Protect Habitat.** Align or relocate trails to avoid impacting sensitive habitats such as wetlands and areas where endangered species are present. Avoid aligning trails along the boundaries of sensitive habitats.



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- TRL-2.b** *Design, Build, and Manage Trails in a Sustainable Manner.* Incorporate design measures that protect vegetation, protect habitats, and minimize erosion. Suggested measures include the following:
- ◆ Limit grading and vegetation removal.
 - ◆ Discourage people and pets from entering sensitive habitats or disturbing wildlife through education, signage, enforcement, and, as a last resort, fencing.
 - ◆ Provide vegetative buffers between trails and wetlands or other sensitive habitats.
 - ◆ Consider using existing roads or trails rather than building new ones when possible.
 - ◆ Temporarily close trails when necessary to minimize erosion or resource impacts, or to prevent threats of disease to livestock.
- TRL-2.c** *Eliminate Trail Redundancy.* Identify, abandon, and restore redundant or otherwise unnecessary trails or trail segments.
- TRL-2.d** *Protect Private Property.* Design and locate trails to avoid trespassing and adverse impacts on adjacent private lands and sensitive land uses. New (proposed) trails located in agricultural areas should be sited in the public right-of-way where feasible and should avoid running through active agricultural lands or operations. In special circumstances when no other alternatives exist but to route a trail through agricultural lands, such as for a crucial trail gap in a regionally significant route or a long-standing adopted plan, the County will pursue a collaborative effort with the land owner to site the trail in a mutually acceptable location as far as possible from sensitive agricultural operations, preferably along fence or property lines.
- TRL-2.e** *Design Safe Trails.* Design trails so that their surfaces, grades, cross gradients, sight distances, width, curve radii, vegetation clearance, and other specifications are consistent with anticipated uses.
- TRL-2.f** *Acknowledge Historic Trail Users.* When acquiring a property for public use, consider trail use that occurred prior to the public acquisition.
- TRL-2.g** *Promote Harmony Among Trail Users.* Provide educational information, and consider special programs and events to promote trail etiquette and cooperation among trail user groups. Encourage interagency collaboration on countywide standards for trail etiquette to promote harmony among trail user groups.
- TRL-2.h** *Identify Access Opportunities for Persons with Disabilities.* Review existing access opportunities for persons with disabilities. Identify and pursue new opportunities.
- TRL-2.i** *Distribute Access Information for Persons with Disabilities.* Distribute information concerning the availability of accessible trails and trail programs for persons with disabilities.



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- TRL-2.j** *Address Trailhead Parking Issues.* Work with neighborhood groups, cities, and towns to encourage carpooling, explore parking alternatives, and enforce parking restrictions at trailheads.
- TRL-2.k** *Ensure Trail Maintenance.* Encourage public agencies to develop trail maintenance plans and enter into cooperative trail maintenance agreements. Encourage volunteer trail stewardship programs.
- TRL-2.l** *Ensure Trail Maintenance Funding.* Strive to identify and secure consistent sources of funding for trail maintenance. Develop a program for funding that explores trail adoption, trail maintenance annuities, jurisdictional cooperation, and other sustainable methodology.
- TRL-2.m** *Maintain Trails in a Sustainable Manner.* Consider and implement as appropriate:
- ◆ Using natural materials
 - ◆ Using longer-lasting materials
 - ◆ Using recycled materials
 - ◆ Reducing or avoiding use of chemicals
 - ◆ Scheduling maintenance activities to avoid disturbing the nesting and breeding seasons of sensitive species
 - ◆ Exploring alternatives to fossil fuels for maintenance vehicles and equipment
 - ◆ Rebuilding and/or realigning trails with chronic maintenance problems
 - ◆ Seasonal trail closures
 - ◆ Removal of invasive exotic plants
- TRL-2.n** *Promote Interagency Cooperation.* Encourage information sharing and cooperation among public agencies concerning sustainable trail maintenance.
- TRL-2.o** *Distribute Trail Maps and Information.* Provide clear signs and maps. Provide code, natural resource, and directional information about the trail network in multiple formats and languages. In communication with users, promote trail systems for exercise, family activity, and, where applicable, everyday movement from place to place.
- TRL-2.p** *Improve Code Compliance.* Encourage trail managers to enforce codes, secure consistent funding for code enforcement, monitor the type and frequency of violations, and offer educational materials and programs to reduce code violations. Expand or create volunteer opportunities to monitor trail use.



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Figure 2-21 Relationships of Goals to Guiding Principles

This figure illustrates the relationships of each goal in this Section to the Guiding Principles.

Goals	Guiding Principles											
TRL-1 Trail Network Preservation and Expansion.	1. Link equity, economy, and the environment locally, regionally, and globally.	2. Minimize the use of finite resources and use all resources efficiently and effectively.	3. Reduce the use and minimize the release of hazardous materials.	4. Reduce greenhouse gas emissions that contribute to global warming.	5. Preserve our natural assets.	6. Protect our agricultural assets.	7. Provide efficient and effective transportation.	8. Supply housing affordable to the full range of our workforce and diverse community.	9. Foster businesses that create economic, environmental, and social benefits.	10. Educate and prepare our workforce and residents.	11. Cultivate ethnic, cultural, and socioeconomic diversity.	12. Support public health, safety, and social justice.
TRL-2 Appropriate Trail Design, Location, Management, and Maintenance.					●							●



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How Will Success Be Measured?

Indicator Monitoring

Nonbinding indicators, benchmarks, and targets¹ will help to measure and evaluate progress. This process will also provide a context in which to consider the need for new or revised implementation measures.

Indicator	Benchmark	Target
Miles of trails in Marin County.	641 miles in 2004.	Maintain or increase the number of miles of trails.

¹Many factors beyond Marin County government control, including adequate funding and staff resources, may affect the estimated time frame for achieving targets and program implementation.



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Program Implementation

The following table summarizes responsibilities, potential funding priorities, and estimated time frames for proposed implementation programs. Program implementation within the estimated time frame¹ will be dependent upon the availability of adequate funding and staff resources.

**Figure 2-22
Trails Program Implementation**

Programs	Responsibility	Funding	Priority	Time Frame
TRL-1.a - Maintain Marin Countywide Plan Trails Maps.	CDA, MCOSED	Existing budget and may require additional grants or revenue. ²	Medium	Ongoing
TRL-1.b - Designate Trail Use Consistent with Agency Missions.	MCOSED, GGNRA, PRNS, MMWD, NMWD, State Parks, Cities, Towns, NGO's	Existing budget	High	Short term
TRL-1.c - Obtain Lawful Public Access Across Private Lands.	MCOSED, GGNRA, PRNS, MMWD, NMWD, State Parks, Cities, Towns, NGO's	Existing budget	Medium	Ongoing
TRL-1.d - Establish Regional Trail Connections.	MCOSED	Existing budget	Medium	Ongoing
TRL-1.e - Explore Funding for Trail Acquisition.	MCOSED, GGNRA, PRNS, MMWD, NMWD, State Parks, Cities, Towns, NGO's	Grants, private donations, existing budget	High	Short term
TRL-1.f - Prioritize Trails for Acquisition.	MCOSED, GGNRA, PRNS, MMWD, NMWD, State Parks, Cities, Towns, NGO's	Existing budget	Medium	Med. Term
TRL-1.g - Evaluate Proposed Development for Trail Impacts.	CDA, MCOSED	Existing budget	High	Ongoing

¹Time frames include: Immediate (0-1 years); Short term (1-4 years); Med. term (4-7 years); Long term (over 7 years); and Ongoing (existing programs already in progress whose implementation is expected to continue into the foreseeable future).

²Completion of this task is dependent on acquiring additional funding. Consequently, funding availability could lengthen or shorten the time frame and ultimate implementation of this program.



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Programs	Responsibility	Funding	Priority	Time Frame
TRL-1.h - Encourage Voluntary Sale or Dedication.	MCOSD, NGO's	Existing budget	High	Ongoing
TRL-1.i - Avoid Motorized Vehicle Use in Trail Rights-of-Way.	CDA, MCOSD	Existing budget	Medium	Ongoing
TRL-1.j - Encourage Public-Private Trail Partnerships.	MCOSD, GGNRA, PRNS, MMWD, NMWD, State Parks, Cities, Towns, NGO's	Existing budget	High	Ongoing
TRL-1.k - Monitor New Trail Construction and Right-of-Way Acquisition.	MCOSD	Existing budget	High	Short term
TRL-2.a - Locate Trails to Protect Habitat.	MCOSD, GGNRA, PRNS, MMWD, NMWD, State Parks, Cities, Towns, NGO's	Existing budget	High	Ongoing
TRL-2.b - Design, Build, and Manage Trails in a Sustainable Manner.	MCOSD, GGNRA, PRNS, MMWD, NMWD, State Parks, Cities, Towns, NGO's	Existing budget	High	Ongoing
TRL-2.c - Eliminate Trail Redundancy.	MCOSD, GGNRA, PRNS, MMWD, NMWD, State Parks, Cities, Towns, NGO's	Existing budget	Medium	Ongoing
TRL-2.d - Protect Private Property.	MCOSD, GGNRA, PRNS, MMWD, NMWD, State Parks, Cities, Towns, NGO's	Existing budget	High	Ongoing
TRL-2.e - Design Safe Trails.	MCOSD, GGNRA, PRNS, MMWD, NMWD, State Parks, Cities, Towns, NGO's	Existing budget	High	Ongoing
TRL-2.f - Acknowledge Historic Trail Users.	MCOSD, GGNRA, PRNS, MMWD, NMWD, State Parks, Cities, Towns, NGO's	Existing budget	Medium	Ongoing



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Programs	Responsibility	Funding	Priority	Time Frame
TRL-2.g - Promote Harmony Among Trail Users.	MCOSD, GGNRA, PRNS, MMWD, NMWD, State Parks, Cities, Towns, NGO's	Existing budget	High	Ongoing
TRL-2.h - Identify Access Opportunities for Persons with Disabilities.	MCOSD, GGNRA, PRNS, MMWD, NMWD, State Parks, Cities, Towns, NGO's	Existing budget	High	Ongoing
TRL-2.i - Distribute Access Information for Persons with Disabilities.	MCOSD, GGNRA, PRNS, MMWD, NMWD, State Parks, Cities, Towns, NGO's	Existing budget	High	Ongoing
TRL-2.j - Address Trailhead Parking Issues.	MCOSD, GGNRA, PRNS, MMWD, NMWD, State Parks, Cities, Towns, NGO's	Existing budget	High	Ongoing
TRL-2.k - Ensure Trail Maintenance.	MCOSD, GGNRA, PRNS, MMWD, NMWD, State Parks, Cities, Towns, NGO's	Existing budget, Endowments	High	Ongoing
TRL-2.l - Ensure Trail Maintenance Funding.	MCOSD, GGNRA, PRNS, MMWD, NMWD, State Parks, Cities, Towns, NGO's	Existing budget, Find new sources	High	Ongoing
TRL-2.m - Maintain Trails in a Sustainable Manner.	MCOSD, GGNRA, PRNS, MMWD, NMWD, State Parks, Cities, Towns, NGO's	Existing budget	High	Ongoing
TRL-2.n - Promote Interagency Cooperation.	MCOSD, GGNRA, PRNS, MMWD, NMWD, State Parks, Cities, Towns, NGO's	Existing budget	High	Ongoing
TRL-2.o - Distribute Trail Maps and Information.	MCOSD, GGNRA, PRNS, MMWD, NMWD, State Parks, Cities, Towns, NGO's	Existing budget and may require additional grants or revenue ²	High	Ongoing



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Programs	Responsibility	Funding	Priority	Time Frame
TRL-2,p - Improve Code Compliance.	MCOSD, GGNRA, PRNS, MMWD, NMWD, State Parks, Cities, Towns, NGO's	Existing budget and may require additional grants or revenue ²	High	Med. Term



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UC Cooperative Extension

2.10 Agriculture and Food

Background

Marin's farms and ranches have been a part of its diverse landscape since European settlers arrived here in the mid-1800s. Since that time, many generations of agricultural families have managed natural processes to provide food, forage, fiber, and other products vital to human survival. Livestock and dairy products have been the foundation of the agricultural economy here, but diversified farms also continue to produce different kinds of vegetable, fruit, and forage crops. Dairies continue to generate the majority of agricultural revenue (see Figure 2-23). Dairies and livestock ranches cover most of the county's agricultural land, while smaller areas of row crops occupy better soils, often in



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valley bottoms. Local animal products include milk, beef, sheep, poultry, and eggs, with oysters, mussels, and clams being produced by the aquaculture industry. Local farms also produce fruits, vegetables, wine grapes, flowers, nursery crops, wool, hay, honey, and herbs. Specialty products such as organic vegetables, grass-fed meats, olive oil, and farmstead cheese now supplement traditional farm income.

Agricultural ecosystems, or “agroecosystems” integrate elements of natural systems and managed agricultural practices into working landscapes that balance environmental soundness with social equity and economic viability. Inherent in this definition is the idea that sustainability must be extended not only globally but indefinitely in time, and to all living organisms, including humans. Agroecosystems are controlled by management of ecological processes. Their position in the continuum between natural and cultivated ecosystems depends on the kind of crops produced and management systems employed by individual farmers and ranchers.



“The question we must deal with is not whether the domestic and the wild are separate; it is how, in the human economy, their indissoluble and necessary connection can be properly maintained.”

- Wendell Berry

Agroecosystems can be intensively managed, as in the case of some row crop farms, or can simply involve the harvest of naturally produced biomass, as with low-input range livestock operations. Agroecology often incorporates ideas about a more environmentally and socially sensitive approach to agriculture, one that focuses not only on production, but also on the ecological sustainability of the productive system. This definition incorporates a number of societal and production issues that go well beyond the typical historic limits of agriculture.

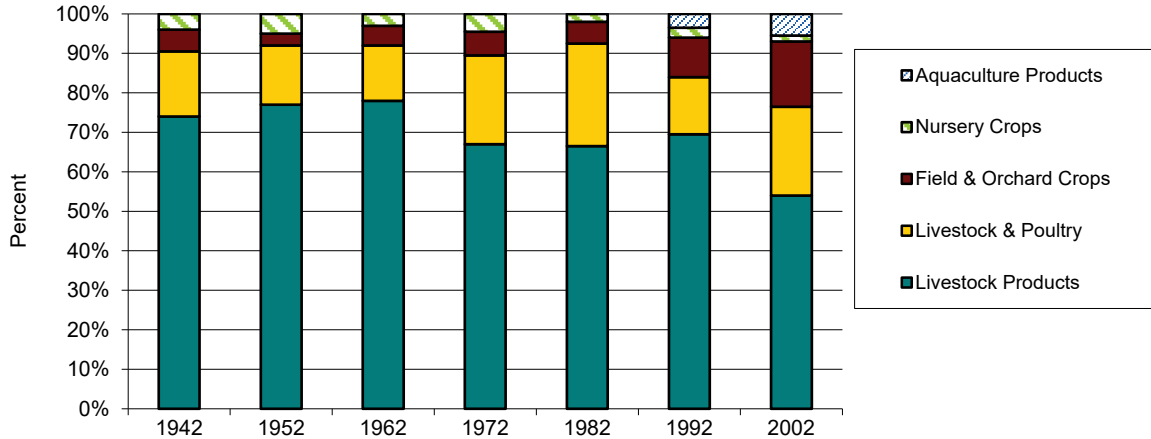
In other cases, agricultural practices can be used to enhance native species diversity by emulating or replacing essential disturbance regimes that have been lost through human suppression of natural processes.

Marin is a leader in organic agriculture, and local producers and support agencies are mounting a concerted effort to certify organic production. The Marin County Agricultural Commissioner’s office established the first local government organic certification agency in the United States. Since 2000, Marin Organic Certified Agriculture (MOCA) has certified 30 local producers and processors to meet USDA National Organic Program standards. This program represents an efficient and effective public agency agricultural cooperative collaboration. The Marin County Agricultural Commissioner’s office has also put into place the state’s first certification for grass-fed livestock.



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Figure 2-23
Marin County Agricultural Value by Commodity Category, 1942–2002¹



Aquaculture Products have included oysters, mussels, and clams that are farmed (not wild harvested). Nursery Crops have included container or bare root plants, and cut flowers. Field and Orchard Crops include pasture, fruits, nuts, vegetables hay, silage, and field crops. Livestock and Poultry includes eggs, cattle, lambs, and other livestock. Livestock Products include milk and wool.

¹In 2003, Aquaculture Products were 5%, Nursery Crops 1%, Field and Orchard Crops 16%, Livestock and Poultry 26%, and Livestock Products 53%.

Source: 1942-2003 Marin County Department of Agriculture, Weights and Measures.

Figure 2-24
Status of Lands in Agricultural Use in Marin County

Description	Approximate Acres	Percent
Private agricultural lands:		
Private agriculturally zoned land in Land Conservation Contract (10-year) ¹	82,157	48.6%
Private agriculturally zoned land in Farmland Security Zone Contract (20-year) ¹	16,417	9.7%
Private agriculturally zoned land not under land conservation contract ¹	38,426	22.8%
Public agricultural lands:		
Golden Gate National Recreation Area and Point Reyes National Seashore ²	32,000	18.9%
Totals	169,000	100.0%

¹ May 2003 Marin County Assessor's Office.

² 2003 National Park Service.



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The Marin Agricultural Land Trust was the first private nonprofit in the nation created specifically to protect agricultural land. Since 1988 MALT has acquired conservation easements on 49 ranches covering about 33,000 acres (roughly one-fourth of the private agricultural land in Marin; see Map 2-20). Many of these were purchased with \$15 million originally allocated by State Proposition 70, which was fully expended by 2000. MALT easements are now purchased with a combination of private contributions, grants, and 10% of County Open Space District uncommitted acquisition funds (about \$35,000 annually).



Forage for livestock in Marin can vary annually by more than 200% depending on rainfall, one of the many variables that make ranching a challenging occupation. Total annual forage production ranges from approximately 1,800 pounds per acre on infertile steep slopes on drier sites to more than 6,000 pounds per acre on moist, fertile soils. In contrast, some of the drier, interior regions of California produce less than 1,000 pounds per acre annually.

The county agricultural land base consists of about 137,000 acres of private land and 32,000 acres of federal land in the Point Reyes National Seashore and Golden Gate National Recreation Area (see Figure 2-24). Federal legislation provides authority to lease or permit lands for agricultural use in these areas. The Agriculture (A), Agricultural Residential Planned (ARP), and Agricultural Production Zone (APZ) districts generally require at least 60-acre parcels in specific locations in the Inland Rural and Coastal corridors, and coastal areas. The Limited Agricultural (A-2) and Residential Agricultural (R-A) districts allow residential uses and limited agriculture. Specified agricultural land uses are also allowed in the Residential Single Family Planned (RSP) and Residential Multiple Planned (RMP) districts. This Section of the Countywide Plan contains policies and programs that seek to protect agricultural land and operations and maintain agricultural use.

Most customary agricultural production uses and related facilities are currently permitted under the Marin County Development Code without the need for master plans, use permits, or other local zoning entitlements. For example, these activities include livestock grazing, crop production, and dairy operations. The Development Code also provides use permit exemptions for small-scale agricultural production and retail sale facilities, and exemptions from the design review process for agricultural accessory structures and related activities, such as barns and facilities for milking and packaging of fruits and vegetables. The types of agricultural land uses that are subject to special zoning requirements are for the most part limited to livestock sales/feed lots and agricultural processing and retail sale facilities not otherwise exempt based upon their size and the source(s) of product.

In the Coastal Zone, coastal development regulations adopted by the County to implement the State Coastal Act and Local Coastal Program may trigger a coastal permit for dwellings and agricultural production facilities and operations. Common agricultural land uses and facilities, such as livestock grazing, crop production, barns and storage buildings, and agricultural fencing, however,



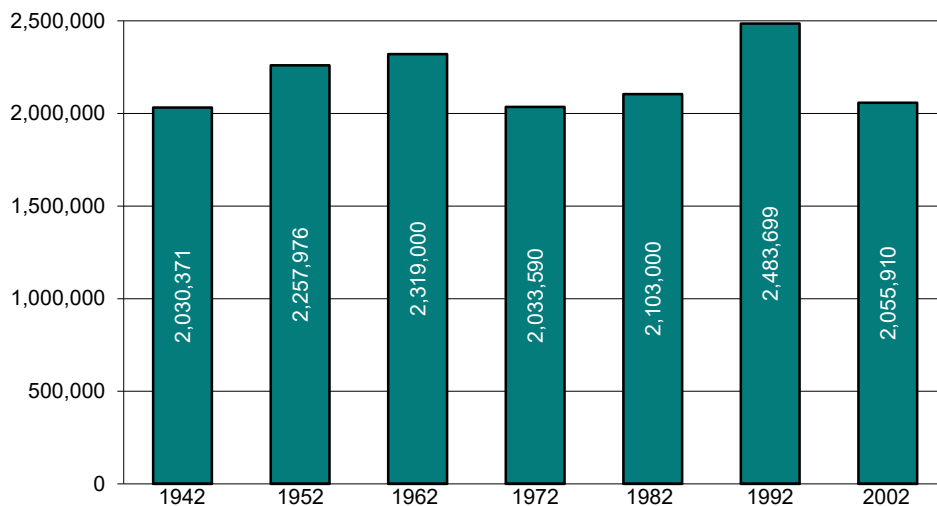
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are exempt or may be excluded from coastal permit requirements.

Agricultural parcels are eligible for land conservation contracts under the Williamson Act (enacted by the State in 1965), provided that certain acreage, zoning, and production criteria are met (see Map 2-20, Protected Agricultural Lands). Land conservation contracts restrict land to agriculture for 10 years in exchange for tax assessment based on agricultural use rather than market value. These contracts allow only one principal residence per ownership, but additional dwellings may be allowed for family members or agricultural workers, in compliance with zoning. In agricultural zoning districts, landowners can request that the County create a Farmland Security Zone, which allows owners to gain a 35% reduction in assessed valuation for a minimum period of 20 years.

Agricultural land can also be preserved through conservation easements with land stewardship entities that compensate landowners financially for giving up non-agricultural development potential. These easements typically prohibit residential or non-agricultural commercial development and uses that would hamper agricultural productivity. Conservation easements do not limit an owner's right to sell, bequeath, or otherwise transfer title, and they can help modernize operations, pay taxes, and facilitate generational succession.

Figure 2-25
Milk Production in Hundreds of Pounds, 1942 through 2002¹



¹Milk production in 2003 was 2,110,169.

Source: 1942-2003 Marin County Department of Agriculture, Weights and Measures.



MARIN COUNTYWIDE PLAN

Key Trends and Issues

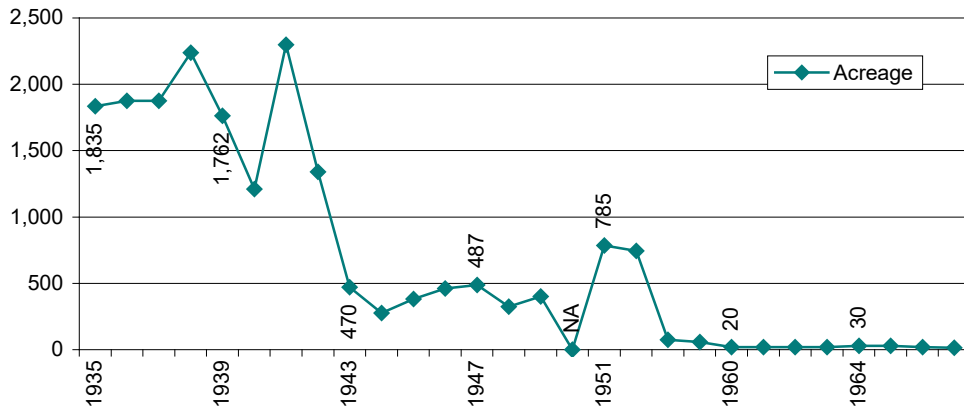
How has the county's agricultural production changed?

Milk continues to generate over half of gross agricultural revenues and beef production is increasing.

Overall milk production has held constant since the early 1960s (see Figure 2-25). Although the number of Marin dairies has dropped from about 200 in the 1950s to about 30 in 2002, the remaining dairies have larger herds and higher per cow production. Specialty cheeses and organic milk, butter, and yogurt are providing new markets. Some operators have transitioned to raising replacement heifers for other dairies, while others have switched to, or lease land for, beef production. Beef ranching occupies the majority of agricultural land in the county, and grass-fed beef raised in Marin represents an emerging specialty market.

Row crops are making a comeback. Land for fruits, nuts, and vegetables has increased in recent years after a dramatic decline in the 1950s and 1960s; row crop acreage has steadily increased since 1991 (see Figures 2-26 and 2-27). In 1935, more than 1,800 acres of vegetables and nearly 1,000 acres of fruits and nuts were raised in Marin. In the 1930s and early 1940s, peas and artichokes – most of which were dry farmed – were important crops in coastal areas, with 2,000 acres of peas alone at the peak of production.




Figure 2-26 Vegetable Acreages 1935–1967






Source: 1935-1967 Marin County Department of Agriculture, Weights and Measures.

MAP 2-20 PROTECTED AGRICULTURAL LANDS



Legend

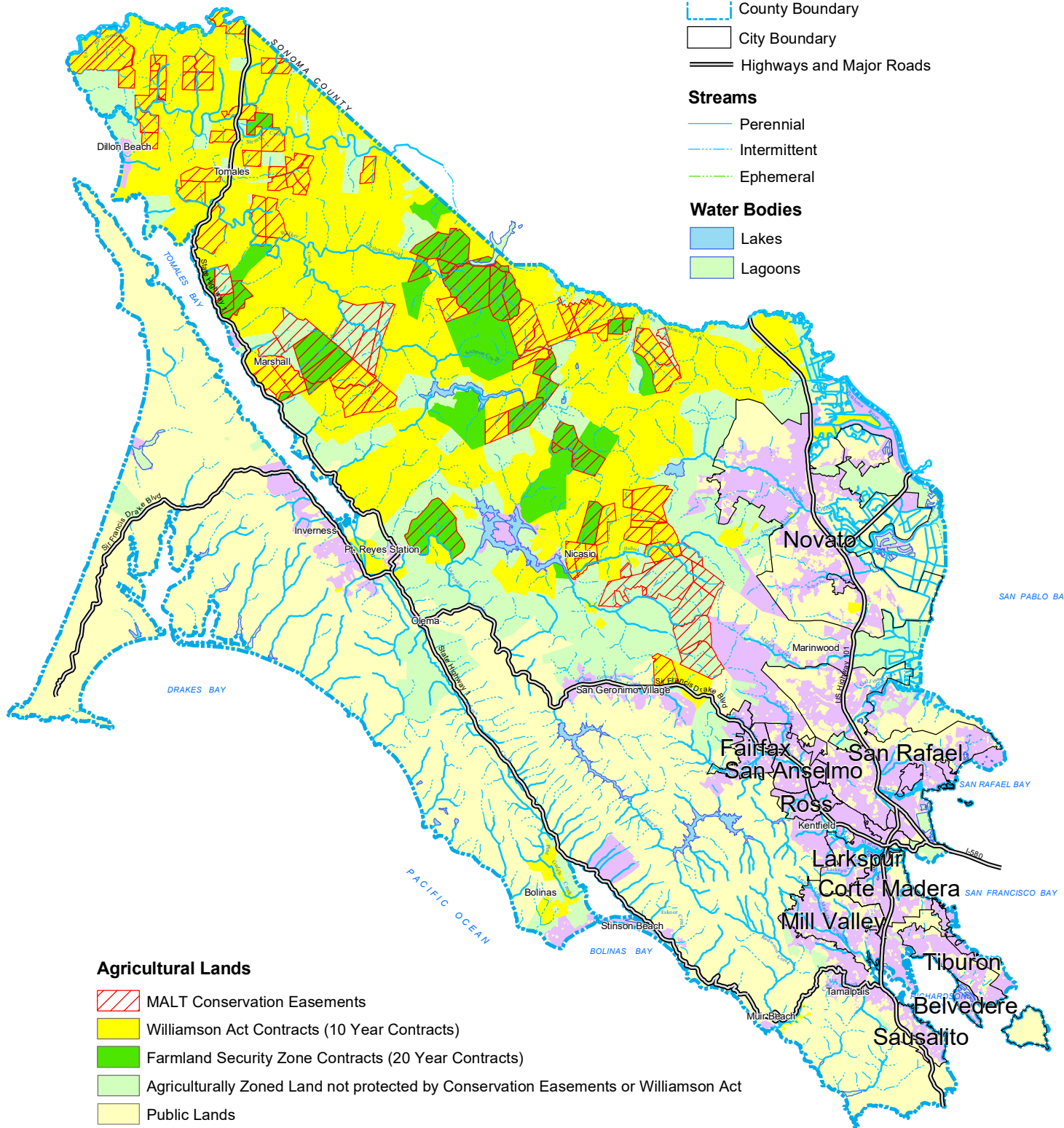
-  County Boundary
-  City Boundary
-  Highways and Major Roads

Streams




-  Perennial
-  Intermittent
-  Ephemeral

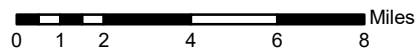
Water Bodies

-  Lakes
-  Lagoons



Agricultural Lands

-  MALT Conservation Easements
-  Williamson Act Contracts (10 Year Contracts)
-  Farmland Security Zone Contracts (20 Year Contracts)
-  Agriculturally Zoned Land not protected by Conservation Easements or Williamson Act
-  Public Lands
-  Non-Agriculturally Zoned Land

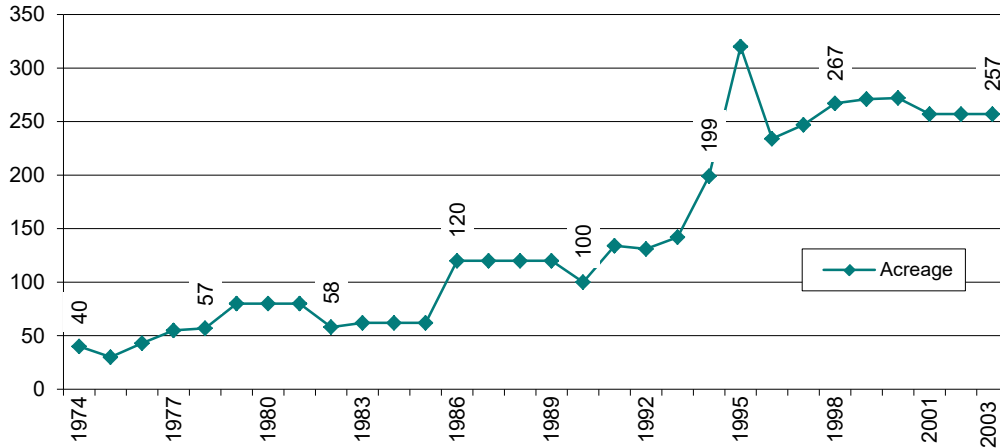


THIS MAP WAS DEVELOPED FOR GENERAL PLAN PURPOSES. THE COUNTY OF MARIN IS NOT RESPONSIBLE OR LIABLE FOR USE OF THIS MAP BEYOND ITS INTENDED PURPOSE.



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Figure 2-27 Fruit, Nut, and Vegetable Acreages 1974–2003

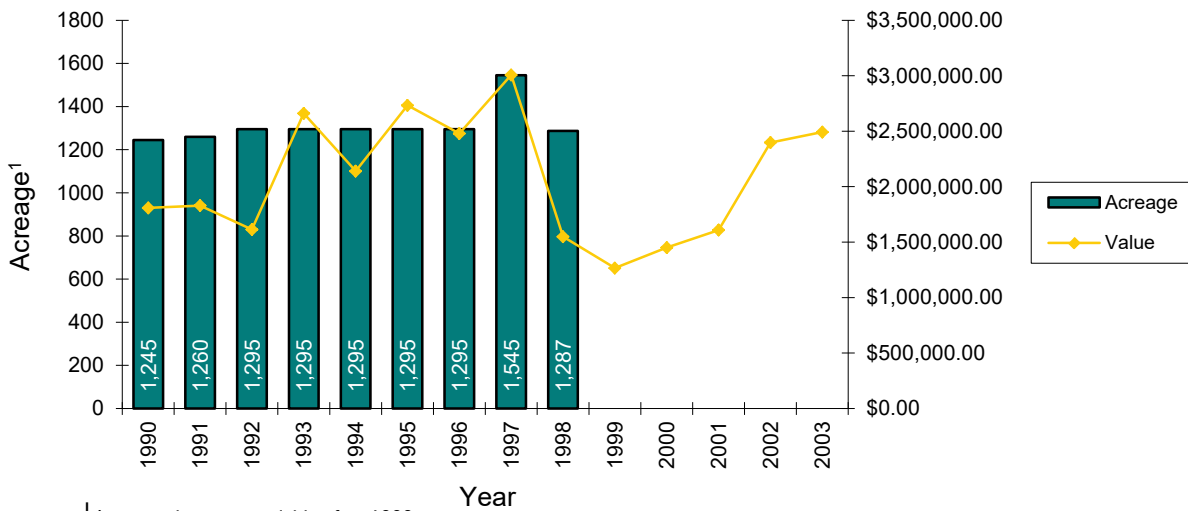


Note: There is no commercial nut acreage in Marin. Fruit, Nut, and Vegetable Acreages is a standardized category established by the California State Department of Food and Agriculture. Fruit acreage includes wine grapes.

Source: 1974-2002 Marin County Department of Agriculture, Weights and Measures.

Aquaculture remains a steady agricultural component. Shellfish farming has been practiced in the county since the mid-1800s, but has only been included in annual countywide crop reports since 1990. Figure 2-28 illustrates the production and dollar value of oysters, clams, and mussels in Marin County.

Figure 2-28 Acreage and Value of Aquaculture Products, 1990–2003



¹ Acreage data not available after 1998.

Source: 1990-2003 Marin County Department of Agriculture, Weights and Measures.



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Definition of Agriculture (land use): The breeding, raising, pasturing, and grazing of livestock, for the production of food and fiber; the breeding and raising of bees, fish, poultry, and other fowl; and the planting, raising, harvesting, and producing of agricultural, aquacultural, horticultural, and forestry crops.

Source: Marin County Development Code.

Organic agriculture is expanding. Organic operations have increased from 67 acres in 1990 to 1,560 acres in 2002, with almost 90% in dairying and livestock feed production. Organic crops also include vegetables, flowers, olives, dairy products, fruits, silage, and pasture. More than 20 operations were certified organic in the county in 2002 (compared with 4 in 1990), producing gross revenues of \$3.9 million.

Can local agriculture remain viable?

Low profit margins make agriculture a difficult business. A 2003 University of California Cooperative Extension (Farm Advisors Office) survey found that only 37% of farmers and ranchers responding considered their operations profitable. The cost of agricultural land has

increased far beyond what agricultural revenues can support. This trend has been exacerbated in recent years by the purchase of agricultural land for residential estates by non-agricultural buyers. While high land prices, long work hours, hard work, and more-lucrative off-farm employment discourage younger generations from continuing family agricultural operations, the study indicated that most agricultural operators desire to remain in their current business.

Residential demand is threatening agriculture. According to a 2003 study (see the Introduction, “Technical Background Reports and Other Supporting Documents”), agricultural activities are most

likely to be economically viable in Marin when land ownership costs and taxes are kept low as a result of very limited residential development and the use of protective agricultural easements. However, residential estate development is driving land ownership costs beyond farmers’ and ranchers’ ability to cover taxes, insurance, and maintenance. Unless residential development is limited to sizes reasonably related to agricultural production, estate development will continue to erode the county agricultural land base.



Definition of Agricultural Worker Housing: Any attached or detached dwelling unit used to house agricultural workers and their family members, including temporary mobile homes. For the purpose of calculating density, no more than one food preparation area shall be provided for each agricultural worker housing unit.

Source: Marin County Development Code.

Product diversity and changes in regulations can help.

New and different commodities can decrease vulnerability to market fluctuations, and value-added products can increase on-farm profits. County permitting regulations can be simplified to focus on health, safety, and environmental protection, and to coordinate the requirements of all agencies with jurisdiction over

agriculture. Simpler regulation can save time and money and encourage innovation. Zoning can be updated to better protect agriculture, and transfer of development rights potential can be enhanced through identification of receiver sites or by providing funding to purchase development rights.



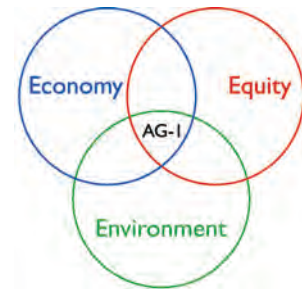
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Limited water supplies constrain agricultural diversification. Historically, agricultural practices in Marin have not created high demands on water supplies; however, the lack of groundwater locally may require limited surface water impoundments to provide irrigation for even a modest diversification of farming. Because most of Marin’s row crop farms are small (usually less than 10 acres) and some crops can be dry farmed, relatively small water developments can provide significant irrigation. Strict regulation by numerous agencies intended to ensure environmental protection as well as safeguard against impacts to aquatic habitats presents a challenge to developing agricultural water sources on many sites.

What Are the Desired Outcomes?

GOAL AG-1

Preservation of Agricultural Lands and Resources. Protect agricultural land by maintaining parcels large enough to sustain agricultural production, preventing conversion to non-agricultural uses, and prohibiting uses that are incompatible with long-term agricultural production. Preserve important soils, agricultural water sources, and forage to allow continued agricultural production on agricultural lands.



Policies

AG-1.1 Limit Residential Use. Maintain agricultural production as the principal use on agricultural lands by limiting residential development to that which is reasonably related to agriculture.

AG-1.2 Encourage Contractual Protection. Facilitate agricultural conservation easements, land conservation and Farmland Security Zone contracts, and transfer of development rights between willing owners when used to preserve agricultural lands and resources.

AG-1.3 Preserve Agricultural Zoning. Maintain very low density agricultural zoning in the Inland Rural and Coastal corridors to support land-extensive agricultural production and discourage conversion to non-agricultural uses.

AG-1.4 Limit Non-Agricultural Zoning. Apply non-agricultural zoning only in areas where conflict with agricultural uses will be minimized, and ensure that development standards preserve and enhance nearby agricultural uses.



Agricultural Easements
Agricultural easements help to preserve not only the character of Marin County but also its land’s ability to supply food, fiber, and other environmental goods and services. Adding 32,000 acres of easements would more than double the protected biological capacity of pasture and cropland in Marin County.



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- AG-1.5 Restrict Subdivision of Agricultural Lands Within the Coastal, Inland Rural, and Baylands Corridors.** Require that the subdivision of agricultural lands shall only be allowed upon demonstration that long-term productivity on each parcel created would be enhanced as a result of subdivision. In the City-Centered Corridor, subdivision of agricultural lands shall only be allowed upon demonstration that the overall agricultural productivity of the subdivided parcels would not be reduced as a result of the subdivision. In considering subdivisions in all corridors, the County may approve fewer parcels than the maximum number of parcels allowed by applicable Countywide Plan land use designation and by the Development Code, based on site characteristics such as topography, soil, water availability, and the capacity to sustain viable agricultural operations.
- AG-1.6 Limit Non-Agricultural Development.** Limit non-agricultural development in the Agricultural Production Zone to residential and accessory uses that are ancillary to and compatible with agricultural production. Require dwellings and other non-agricultural development to be limited in size and grouped together in building envelopes covering no more than 5% of the property or as determined through a site-specific analysis of agricultural and environmental constraints and resources, with the remainder preserved for agricultural production. Residential and non-agricultural development on very large parcels may be limited to less than 5% of the land area.
- AG-1.7 Limit Ancillary Non-Agricultural Land Uses.** Require non-agricultural land uses on agricultural lands to be ancillary to and compatible with agricultural land uses, agricultural production, and the rural character of the area, and to enhance the economic viability of agricultural operations.
- AG-1.8 Maintain the Agricultural Land Base.** Encourage private and public owners of lands that have traditionally been used for agriculture to keep land in agricultural use by continuing existing agricultural uses, developing compatible new agricultural uses, and/or leasing lands to agricultural operators.
- AG-1.9 Continue Agricultural Uses on Federal Land.** Encourage continuation of agricultural operations and uses in the pastoral zones of the Point Reyes National Seashore and the Golden Gate National Recreation Area through long-term tenure agreements (leases) with agricultural operators.
- AG-1.10 Protect Productive Agricultural Soils.** Discourage or prohibit non-agricultural buildings, impermeable surfaces, or other non-agricultural uses on soils classified by the Natural Resources Conservation Service as Prime Farmland soils or Farmland soils of Statewide Importance.
- AG-1.11 Preserve Rangeland Forage.** Discourage the conversion of rangeland to non-agricultural uses.
- AG-1.12 Support Sustainable Water Supplies.** Explore opportunities to provide sustainable water supplies, such as water conservation, collection, treatment, and reuse, to support



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small-scale agricultural diversification in a manner that does not adversely affect aquatic or other resources.

AG-1.13 **Protect Water Quality to Keep Mariculture Viable.** Protect and enhance the quality of waters used for mariculture through cooperation with other stakeholders, and outreach and education.

Why is this important?

Agriculture can continue and thrive only if the land that supports it is protected.

Environment: Working landscapes that produce food and other agricultural products maintain open areas with living plants, which absorb greenhouse gas emissions. Also, the aesthetic qualities that distinguish the local landscape are reinforced.

Economy: Preserving existing agricultural land and resources is vital to ensuring that agriculture remains an important contributor to a diverse and healthy economy in Marin County. County residents employed in the agricultural sector benefit from accessible, stable jobs.

Equity: Local agricultural production provides consumers with additional, often healthier food choices, and strengthens the cultural heritage and sense of community that stem from a working landscape.

How will results be achieved?

Implementing Programs

AG-1.a ***Residential Building Sizes in Agricultural Areas.*** The size of residential structures has been or will be dealt with in community plans or specific plans. Since most agricultural areas are located outside of community plan boundaries and no specific plans are anticipated in agricultural areas, standards concerning residential building sizes are covered in this program. The primary purpose of this program is to ensure that lands designated for agricultural use do not become de facto converted to residential use, thereby losing the long-term productivity of such lands. It is also a purpose of this program to enable the intergenerational transfer of agricultural lands within farm families so that the long-term productivity of such lands is maintained.

- a. Residential development shall not be allowed to diminish current or future agricultural use of the property or convert it to primarily residential use.
- b. Agricultural worker housing, up to 540 square of garage space for each dwelling unit, agricultural accessory structures and up to 500 square feet of office space used as a home occupation in connection with the agricultural operation on the property shall be excluded from this policy.
- c. Any proposed residential development above 4,000 square feet shall be subject to design review and must ensure that the mass and scale of new or expanded structures respect environmental site constraints and the character of the



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surrounding area. Such development must be compatible with ridge protection policies (see DES-4.e) and avoid tree-cutting and grading wherever possible.

Such proposed residential development is also subject to discretionary review. The County shall exercise its discretion in light of some or all of the following criteria and for the purpose of ensuring that the parcel does not de facto convert to residential use:

1. The applicant's history of production agriculture.
 2. How the long term agricultural use of the property will be preserved – for example, whether there is an existing or proposed dedication or sale of permanent agricultural easements or other similar protective agricultural restrictions such as Williamson Act contract or farmland security zone.
 3. Whether long term capital investment in agriculture and related infrastructure, such as fencing, processing facilities, market mechanisms, agricultural worker housing or agricultural leasing opportunities have been established or are proposed to be established.
 4. Whether sound land stewardship practices, such as organic certification, riparian habitat restoration, water recharge projects, fish-friendly farming practices, or erosion control measures, have been or will be implemented.
 5. Whether the proposed residence will facilitate the ongoing viability of agriculture such as through the intergenerational transfer of existing agricultural operations.
- d. In no event shall a single-family residence subject to these provisions exceed 7,000 square feet in size.

The square footage limitations noted in the above criteria represent potential maximum dwelling unit sizes and do not establish a mandatory entitlement or guaranteed right to development.

AG-1.b

Require Production and Stewardship Plans. Agricultural Production and Stewardship Plans shall be prepared and submitted for residential and other non-agricultural development as required by the Development Code. The purpose of these plans is to ensure that long-term agricultural productivity will occur and will substantially contribute to Marin's agricultural industry. Such plans shall clearly identify and describe existing and planned agricultural uses for the property, explain in detail their implementation, identify on-site resources and agricultural infrastructure, identify product markets and processing facilities (if appropriate), and demonstrate how the planned agricultural uses substantially contribute to Marin's agricultural industry. Agricultural Production and Stewardship Plans shall provide evidence that at least 90% of the usable land will remain in agricultural production and identify stewardship



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activities to be undertaken to protect agricultural and natural resources. Agricultural Production and Stewardship Plans shall be prepared by qualified professionals with appropriate expertise in range management and land stewardship. The approval of development proposals including Agricultural Production and Stewardship Plans shall include conditions ensuring the proper, long-term implementation of the plan.

The requirement for an Agricultural Production and Stewardship Plan may be waived for dwelling units and residential accessory buildings or structures occupied or used by the property owner(s) or lessee who are directly engaged in the production of agricultural commodities for commercial purposes on the property and agricultural worker housing. It may also be waived for non-agricultural land uses that are determined by the County to be ancillary to and compatible with agricultural production as the primary use of the land. Waivers may be granted when the Review Authority finds that the proposal will not diminish current or future agricultural use of the property or convert it to primarily residential use, as evidenced by bona fide commercial agricultural production on the property, and agricultural infrastructure, such as fencing, processing facilities, marketing mechanisms, agricultural worker housing, or agricultural land leasing opportunities, has been established or will be enhanced. Criteria and standards for defining commercial agricultural production should be developed so that Agricultural Production and Stewardship plans can differentiate between commercial agricultural production and agricultural uses accessory to residential or other non-agricultural uses.

Preparation of an Agricultural Production and Stewardship Plan (APSP) is not intended for applicants with a long history of production agriculture. Projects subject to the potential requirement of preparing an Agricultural and Stewardship Plan should be referred to the Agricultural Review Board for analysis and a recommendation. The Agricultural Review Board should also be requested to periodically review and evaluate the effectiveness of the Agricultural Production and Stewardship Plan program.

- AG-1.c** ***Consider Incentives for the Voluntary Merger of Parcels on Lands Protected by Agricultural Conservation Easements.*** Consider whether it is appropriate for agricultural conservation easements to include incentives for the voluntary merger of contiguously owned agricultural lands.
- AG-1.d** ***Standardize Conservation Easements.*** Modify the format for agricultural conservation easements accepted and held by the County to match that of the Marin Agricultural Land Trust to ensure that County agricultural conservation easements meet current industry standards.
- AG-1.e** ***Facilitate Land Conservation Contracts.*** Encourage agricultural landowners to contract with the County on a voluntary basis through Williamson Act and Farmland Security Zone procedures to restrict the use of their land in exchange for taxation of the land based on agricultural use. Strengthen future Williamson Act contracts by prohibiting subdivision of the land for the duration of these contracts.



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- AG-1.f** *Review the TDR Program.* Evaluate the potential for an expanded Transfer of Development Rights program to achieve effective protection of agricultural lands and the viability of existing agricultural operations. The Community Development Agency in collaboration with the Marin Agricultural Land Trust will seek funding to prepare a feasibility study to include, but not be limited to, the following:
- Evaluate the potential for donor and receiver sites within the unincorporated county, as well as consider the feasibility of potential receiver sites within cities and towns in Marin.
 - Identify possible criteria for identifying donor and receiver sites, and recommend procedures for the resale and transfer of purchased residential development rights.
 - Evaluate the feasibility of the Marin Agricultural Land Trust or another nonprofit entity to administer or participate in an expanded program.
 - The feasibility study should be prepared by qualified consultants with expertise in developing and implementing TDR programs.

The above information may also be developed in conjunction with the processing of a TDR project pursuant to the Marin County Development Code.

- AG-1.g** *Revise Agricultural Zoning Districts.* Modify existing agricultural zoning districts to create a more uniform approach to preservation of agricultural lands, development standards, and allowance of ancillary and compatible non-agricultural uses, and to limit incompatible non-agricultural commercial uses. The principal use of agriculturally zoned land shall be agricultural production, with non-agricultural uses limited to necessary residential uses and compatible ancillary uses that enhance farm income.

Consolidate suitable agricultural lands in the Inland Rural Corridor into an effective agricultural zoning district similar to the Agricultural Production Zoning District, and create compatible zoning districts to accommodate lands currently zoned for, but not suited for, agriculture as a principal use.

Agricultural Production Zoning (APZ), or a similar zoning district, shall apply to lands in the Inland Rural Corridor suitable for land-intensive or land-extensive agricultural productivity, as well as on soils classified as Prime Farmland or Farmland of Statewide Importance capable of supporting production agriculture. The purpose of this zoning district shall be to preserve lands within the zone for agricultural uses and support continued agricultural activities. The principal use of these lands shall be agricultural, and any development shall be accessory, incidental, and in support of agricultural production.

Agricultural Residential Planned District Zoning (ARP) shall apply to lands adjacent to residential areas, and at the edges of Agricultural Production Zones in the Inland Rural and Coastal corridors that have potential for agricultural production. This district may



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also be applied to lands with historic or potential agricultural uses within the City-Centered Corridor and in locations that function as community separators or greenbelts. This district is intended to protect agriculture but also allows residential and compatible commercial uses in areas that are transitional between residential and agricultural production uses.

Residential Agricultural Zoning District (RAZ) shall apply in rural areas within the City-Centered, Inland Rural, Coastal, and Baylands corridors to accommodate typical rural uses including small-scale row crop production, 4H projects and associated uses, along with residential uses and compatible commercial uses.

Woodland Conservation Zoning District (WCZ) shall apply to selected lands currently in agricultural zoning districts that have a very dense native tree cover. Aerial photography shall be utilized to determine the extent of canopy cover characterizing properties to be included in this zoning district.

- AG-1.h** *Assess ARP Zoning.* Conduct an assessment of lands within the ARP District to determine which are appropriate for agricultural production. Consider rezoning those that are not located near towns, villages, or the City-Centered Corridor, and are physically and geographically suited for agricultural production to an agricultural zoning district similar to the existing APZ District. (See Program AG-1.g, above.)
- AG-1.i** *Assess Density in Agricultural Districts.* Conduct an assessment of lands within A-20 or smaller zoning districts to determine which are appropriate for agricultural production. Consider rezoning those that are not suitable for agricultural production to the RAZ or ARP districts.
- AG-1.j** *Uphold Right-to-Farm Ordinance.* Continue to implement the right-to-farm ordinance that protects agricultural and mariculture operations from nuisance complaints by adjacent non-agricultural and non-mariculture property owners regarding allowable agricultural procedures and maricultural practices. The ordinance has established a grievance procedure to address the needs of all concerned.
- AG-1.k** *Define Non-Agricultural Ancillary Uses.* Develop criteria and standards to identify compatible ancillary and subordinate land uses, such as small-scale environmental and agricultural tourism, that enhance the economic viability of agricultural operations.
- AG-1.l** *Preserve Agricultural Lands and Uses.* Continue to use a combination of agricultural zoning, conservation easements, and agricultural preserve contracts with landowners to preserve open agricultural land, and to sustain and encourage dairy and ranching operations.
- AG-1.m** *Encourage Agricultural Leasing.* Explore a mix of incentives and guidelines to non-farming landowners to encourage leasing of all or part of their land to farmers and ranchers, as appropriate.



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AG-1.n *Standardize Sustainable Agricultural Indicators.* Establish sustainable agriculture indicators, such as increases in organic and other ecologically sound farming and ranching, to assist in determining farm activities that protect agricultural land, promote farm economic viability, and further social activities necessary to sustain agriculture.

AG-1.o *Map Important Soils.* Identify on digital soils maps the most suitable soils for row crop production. These include soils classified as Prime Farmland Soils and Farmland Soils of Statewide Importance, and soils with similar physical and chemical characteristics within other soil map units. Use this mapping to identify these soils in relation to proposed construction of buildings, impermeable surfaces, or other uses that would prevent farming on these soils.



“The soil is the great connector of our lives, the source and destination of all.”

– Wendell Berry, 1977

AG-1.p *Evaluate Small-Scale Water Development.*

Explore means to encourage water conservation, collection, treatment, and re-use and development of other potential small-scale water sources for agriculture that do not adversely affect aquatic or other environmental resources. (See Water Resources, Program WR-3.a in this Element and programs under Goal PFS-2 in the Public Facilities and Services Section, Built Environment Element.)

AG-1.q *Support Irrigation Alternatives.* Support the efforts of farmers and ranchers in developing water sources for agricultural diversification. Promote use of

recycled water for irrigation and other nonpotable uses. Promote investment in decentralized solutions such as small-scale waste treatment and rainwater catchments (on a community scale). Assess and implement cost-effective use of recycled water to irrigate County-owned properties, and encourage its use at other public and private facilities. (See also Natural Systems and Agriculture Element, Agriculture and Food Policy AG-1.12 and Program AG-1.n.)

AG-1.r *Provide Agricultural Industry Support.* Encourage agencies to provide online Irrigation Scheduling calculators, a California Irrigation Management Information System (CIMIS) Hotline to provide current reference evapotranspiration data, and a pump and system efficiency test program to determine how efficiently the irrigation system is applying water to crops.

AG-1.s *Maintain Up-to-Date Agricultural Statistics.* Monitor and maintain up-to-date statistics on agricultural production values, land costs, expenses, and other data affecting the agricultural economy.

AG-1.t *Pursue Preparation of a Hillside Agricultural Grading Program.* Continue to evaluate the feasibility of preparing and enacting a hillside agricultural grading program to include regulations, landowner education, and incentives to address the sensitivity of



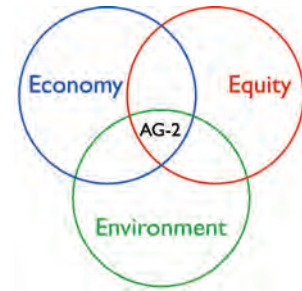
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streams to agricultural grading on adjacent steep slopes. Pertinent information could be provided through the Resource Conservation District, Agricultural Commissioner’s Office, or the University of California Cooperative Extension, or as part of the Natural Resource Information Program called for in Program BIO-1.c.

What Are the Desired Outcomes?

GOAL AG-2

Improved Agricultural Viability. Enhance the viability of Marin County farms, ranches, and agricultural industries.



Policies

AG-2.1 Promote Organic Certification. Support Marin Organic Certified Agriculture (MOCA) to perform local organic farm certification to comply with National Organic Program (NOP) standards.

AG-2.2 Support Local, Organic, and Grass-Fed Agriculture. Encourage and protect local, organic, grass-fed, and other ecologically sound agricultural practices, such as dry farming, including field crops and animal agriculture, as a means to increase on-farm income, diversify Marin agriculture, and provide healthy food for the local supply.

AG-2.3 Support Small-Scale Diversification. Diversify agricultural uses and products on a small percentage of agricultural lands to complement existing traditional uses, help ensure the continued economic viability of the county agricultural industry, and provide increased food security.

AG-2.4 Encourage Agricultural Processing. Encourage processing and distribution of locally produced foods to support local food security and strengthen Marin’s agricultural industry.

AG-2.5 Market Local Products. Support the efforts of local farmers and ranchers to develop more diverse and profitable markets related to agriculture, including a permanent public market and direct marketing to local and regional restaurants for Marin County agricultural products.



Sustainable Farming
Sustainable farming practices such as organic and dry farming can both reduce a farm’s demand for resources and preserve its ability to provide food in the future. One hundred acres of farmland that relies heavily on artificial fertilizer, for example, requires an energy footprint of almost 10 global acres just to support its fertilizer consumption. Conventional farming and pasture management can also damage soil fertility, reducing the future biocapacity of that land.



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- AG-2.6** **Promote Small-Scale Crop Production.** Encourage small-scale row crop production that contributes to local food security on appropriate sites throughout the county.
- AG-2.7** **Preserve and Promote Mariculture.** Support maricultural usage of tidelands and onshore production areas. The need for mariculture sites in coastal waters should be aligned with the need to provide for other uses, such as commercial fishing, recreational clamming and boating, and protection of coastal native wildlife species, water, and visual resources.
- AG-2.8** **Avoid Introduction of Invasive Mariculture Species.** Encourage State and federal regulatory agencies that permit mariculture activities to prevent the introduction of invasive species.
- AG-2.9** **Support Livestock Production Programs.** Assist ranchers in using nonlethal methods to protect herd animals from predators.
- AG-2.10** **Increase Knowledge of Agriculture.** Raise the level of public awareness and understanding of Marin County agriculture, including its ecological, economic, open space, and cultural value, and its importance to local food security.
- AG-2.11** **Facilitate the Intergenerational Transfer of Agricultural Land.** Encourage and support transfer through inheritance, sale, or lease of agricultural properties to future generations of ranchers and farmers.



“The farm is a place to live. The criterion of success is a harmonious balance between plants, animals, and people; between the domestic and the wild; between utility and beauty.”

— Aldo Leopold

Why is this important?

Encouraging and supporting Marin agricultural producers in developing specialty products and markets will help to keep farming viable.

Environment: Viable agricultural operations provide habitats for many native plant and animal species, and have many fewer negative impacts to the environment than alternative types of development that could replace non-viable farms and ranches.

Economy: Diversification and local processing contribute to the economic viability of Marin’s agricultural industry by ensuring the continuation of the farming and ranching community.

Equity: Encouraging new generations of farmers and ranchers to retain land in active agricultural production helps to keep Marin’s historic agricultural heritage alive while providing food security.



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How will results be achieved?

Implementing Programs

- AG-2.a** **Promote Organic Products.** Provide adequate staffing to respond to expected annual growth for all Marin producers and handlers that wish to obtain organic certification. Develop incentives to encourage farmers and ranchers to transition from conventional farming practices to organic, grass-fed, or other ecologically sound techniques such as dry farming, or “beyond organic” (addressing ethical criteria not included in USDA organic standards).
- AG-2.b** **Support Sustainable Agriculture.** Work with University of California Cooperative Extension (Farm Advisor) and Marin County Agricultural Commissioner’s staff to assist producers with development, diversification, and marketing of Marin’s sustainable agricultural products.
- AG-2.c** **Review Existing Development Code Criteria and Standards.** Review and amend the Development Code as appropriate to include new and/or modified criteria and standards for agricultural processing and sales while limiting uses that are not compatible with sustainable agriculture. Consideration should be given to Development Code revisions that ensure agricultural processing and sales-related uses will not result in any significant impacts, such as those related to traffic, noise, and views. Continue to support the efforts of the UC Cooperative Extension, Marin Resource Conservation District, Marin County Farm Bureau, Marin Agricultural Land Trust, Marin Organic, Marin County Agricultural Commissioner, and Marin County Farmer’s Market to plan for agriculture in Marin and ensure that the new criteria and standards are consistent with the County’s goals of improved agricultural viability and preservation and restoration of the natural environment.
- AG-2.d** **Expedite Permitting.** Continue to simplify and expedite the permitting process for bona fide agricultural enterprises.
- AG-2.e** **Train Staff.** Educate County staff regarding the needs, benefits, and operational aspects of production agriculture, and how these are affected by the County permitting process.
- AG-2.f** **Permit Special Signage.** Allow agricultural producers to use small, tasteful, on-site signage to advertise their products and services, and consider the establishment of a community based program of discreet, off-site signs for directing the public to on-farm sales areas.



Integrated Pest Management

Controlling pests in a safe, environmentally sound manner can have multiple benefits for Marin’s ecosystems and public health.

Learn more at:
www.ourwaterourworld.org

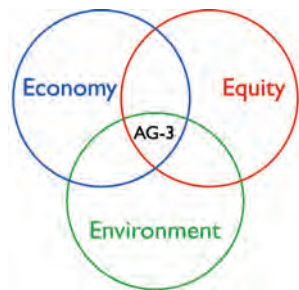


MARIN COUNTYWIDE PLAN

- AG-2.g** *Consider Mariculture Zoning.* Amend the Development Code to include mariculture as a conditional use in the C-RSP or other zoning districts as appropriate for lands located along the shoreline of Tomales Bay.
- AG-2.h** *Conduct a Cumulative Analysis of Mariculture Operations.* Encourage the California Department of Fish and Game, U.S. Fish and Wildlife Service, or any other qualified entity to conduct a cumulative analysis of mariculture operations.
- AG-2.i** *Support County Livestock Protection Program.* Continue to support the Livestock Protection Program, and provide livestock ranchers with technical assistance and funding to implement nonlethal predator control methods.
- AG-2.j** *Promote Local Foods.* Promote the distribution of local foods through the Community Food Bank. Continue to offer farmers' market food coupons to food stamp and WIC recipients but increase the individual allotment.
- AG-2.k** *Promote Agriculture Education in Schools.* Support sustainable agriculture education, such as the Food for Thought curricula, in local schools, including the College of Marin.
- AG-2.l** *Raise Agricultural Awareness.* Promote public appreciation of agriculture by supporting organizations and agencies that carry out educational programs.
- AG-2.m** *Draw Attention to Agricultural Areas.* Identify agricultural areas with placement of appropriate directional signs in an effort to inform residents and visitors of the importance of agriculture in Marin.
- AG-2.n** *Support Food and Agriculture Assessment Panel.* Assess the effects of local, State, and federal policies on agriculture, and determine future policy directions.

What Are the Desired Outcomes?

GOAL AG-3



Community Food Security. Increase the diversity of locally produced foods to give residents greater access to a healthy, nutritionally adequate diet.

Policies

AG-3.1 Support Local Food Production. Promote local food production in agricultural zoning districts, as well as on appropriate urban and suburban lands.



NATURAL SYSTEMS & AGRICULTURE ELEMENT

AG-3.2 Promote Local and Organic Food.
Increase consumer appreciation of, and access to, locally produced and organic food and agricultural products.



AG-3.3 Enhance Food Security Education.
Promote public awareness and education about the importance of locally produced food and food security.

Why is this important?

Growing food locally offers many benefits to growers and consumers.

Environment: Locally grown food requires less energy and resources to transport, thus reducing greenhouse gas emissions and decreasing the size of our ecological footprint.

Economy: Buying local products supports the local economy; encourages efforts to develop diversified agricultural operations, including on-farm processing; and ensures that food is available regardless of trade and other issues that can affect supplies.

Equity: Locally available, fresh, organic food provides numerous health benefits and can be more readily accessed in the event of an emergency.

How will results be achieved?

Implementing Programs

AG-3.a Encourage Community Gardens. Allow community gardens on County property that is underutilized or where such use would complement current use, and amend the Development Code to require space for on-site community gardens in new residential developments of 10 units or greater. Work with community-based organizations to manage such gardens using ecologically sound techniques and to provide on-site water if available (find more information at www.communitygarden.org).



Local Food
The food that Marin residents eat doesn't only place demand on cropland. Food products that travel many "food miles" from farm to dinner plate can have an energy footprint much higher than the same products produced locally. Flying a single bottle of Australian wine to the United States demands an energy footprint of almost 250 square feet.

"There is no love sincerer than the love of food."
— George Bernard Shaw

"Health and cheerfulness mutually beget each other."
— Joseph Addison



MARIN COUNTYWIDE PLAN



*“He who hath
good health is young.”*

– Proverb



*“Nature has given to us
the seeds of knowledge,
but not knowledge itself.”*

– Seneca

AG-3.b *Provide Community Education.* Provide community education regarding organic and other ecologically sound techniques of farming and the benefits of its produce. Raise awareness of farmers’ market dates and times.

AG-3.c *Promote Edible Landscaping.* Encourage fruit trees or other edible landscaping when possible in new development and when renewing planting on County property where appropriate. Include the replacement of irrigated ornamentals with drought-resistant edible plants, as appropriate.

AG-3.d *Use Locally Grown and/or Organic Foods in County Services.* Develop and adopt a food policy and procurement program that incorporates organic and locally grown foods into cafeteria services, the jail, and County-sponsored events.

AG-3.e *Promote Organic Food in Schools.* Support school programs, including on-site gardens, that incorporate organic foods into school meals.

AG-3.f *Support Local Groups.* Support the efforts of local groups such as the Marin Food Policy Council that make recommendations and support forums addressing sustainable food systems.



NATURAL SYSTEMS & AGRICULTURE ELEMENT

Figure 2-29 Relationships of Goals to Guiding Principles

This figure illustrates the relationships of each goal in this Section to the Guiding Principles.

Goals	Guiding Principles											
	1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.
AG-1 Preservation of Agricultural Lands and Resources	•			•	•	•						
AG-2 Improved Agricultural Viability	•			•	•	•			•			
AG-3 Community Food Security	•			•	•	•			•		•	•



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How Will Success Be Measured?

Indicator Monitoring

Nonbinding indicators, benchmarks, and targets¹ will help to measure and evaluate progress. This process will also provide a context in which to consider the need for new or revised implementation measures.

Indicators	Benchmarks	Targets
Acres preserved with agricultural easements.	28,377 acres preserved in 2000.	Increase by 25,000 acres by 2010 and by 12,500 additional acres by 2015.
Acres of land farmed organically.	357 acres in 2000.	Increase by 1,500% by 2010 and 1,700% by 2015.
Annual sales of identified Marin farmers' markets: Civic Center, Downtown San Rafael, Novato, and Fairfax.	\$9,860,000 in 2005.	Increase annual sales 10% by 2010 and 15% by 2015.

¹Many factors beyond Marin County government control, including adequate funding and staff resources, may affect the estimated time frame for achieving targets and program implementation.



NATURAL SYSTEMS & AGRICULTURE ELEMENT

Program Implementation

The following table summarizes responsibilities, potential funding priorities, and estimated time frames for proposed implementation programs. Program implementation within the estimated time frame¹ will be dependent upon the availability of adequate funding and staff resources.

**Figure 2-30
Agriculture and Food Program Implementation**

Programs	Responsibility	Potential Funding	Priority	Time Frame
AG-1.a - Residential Building Sizes in Agricultural Areas.	CDA	Existing budget	High	Short term
AG-1.b - Require Production and Stewardship Plans.	CDA	Existing budget	High	Ongoing
AG-1.c - Consider Incentives for the Voluntary Merger of Parcels on Lands Protected by Agricultural Conservation Easements.	CDA	Existing budget	Low	Med. term
AG-1.d - Standardize Conservation Easements.	CDA, County Counsel, UCCE-FA ²	Existing budget	Low	Med. term
AG-1.e - Facilitate Land Conservation Contracts.	CDA, Assessor's Office	Existing budget	Low	Med. term
AG-1.f - Review the TDR Program.	CDA	Existing budget and may require additional grants or revenue ³	Medium	Short term
AG-1.g - Revise Agricultural Zoning Districts.	CDA	Existing budget and may require additional grants or revenue ³	High	Med. term
AG-1.h - Assess ARP Zoning.	CDA	Existing budget and may require additional grants or revenue ³	Medium	Long term
AG-1.i - Assess Density in Agricultural Districts.	CDA	Existing budget	Medium	Long term

¹Time frames include: Immediate (0-1 years); Short term (1-4 years); Med. term (4-7 years); Long term (over 7 years); and Ongoing (existing programs already in progress whose implementation is expected to continue into the foreseeable future).

²UCCE-FA: University of California Cooperative Extension, FA: Farm Advisor.

³Completion of this task is dependent on acquiring additional funding. Consequently, funding availability could lengthen or shorten the time frame and ultimate implementation of this program.



MARIN COUNTYWIDE PLAN

Programs	Responsibility	Potential Funding	Priority	Time Frame
AG-1.j - Uphold Right-to-Farm Ordinance.	CDA or Agricultural Commissioner	Existing budget	High	Ongoing
AG-1.k - Define Non-Agricultural Ancillary Uses.	CDA, UCCE-FA	Existing budget	High	Immediate
AG-1.l - Preserve Agricultural Lands and Uses.	CDA, Assessor's Office, MALT	Existing budget	High	Ongoing
AG-1.m - Encourage Agricultural Leasing.	CDA or Agricultural Commissioner, UCCE-FA	Existing budget	High	Ongoing
AG-1.n - Standardize Sustainable Agricultural Indicators.	Agricultural Commissioner, UCCE-FA	Existing budget	High	Med. term
AG-1.o - Map Important Soils.	NRCS, CDA, UCCE-FA, Agricultural Commissioner	Existing budget and may require additional grants or revenue ³	High	Immediate
AG-1.p - Evaluate Small-Scale Water Development.	Agricultural Commissioner, UCCE-FA, Water Districts, RCD	Existing budget and may require additional grants or revenue ³	Medium	Med. term
AG-1.q - Support Irrigation Alternatives.	Agricultural Commissioner, UCCE-FA, Water Districts, RCD	Existing budget and may require additional grants or revenue ³	Medium	Long term
AG-1.r - Provide Agricultural Industry Support.	Agricultural Commissioner, UCCE-FA	Will require additional grants or revenue ³	Medium	Long term
AG-1.s - Maintain Up-to-Date Agricultural Statistics.	Agricultural Commissioner, UCCE-FA, CDA	Existing budget and may require additional grants or revenue ³	Medium	Long term
AG-1.t - Pursue Preparation of a Hillside Agricultural Grading Program.	Agricultural Commissioner	Existing budget and may require additional grants or revenue ³	Medium	Short term
AG-2.a - Promote Organic Products.	Agricultural Commissioner, MOCA, UCCE-FA, CBO's	Existing budget and may require additional grants or revenue ³	High	Ongoing
AG-2.b - Support Sustainable Agriculture.	Agricultural Commissioner, MOCA, UCCE-FA, CBO's	Existing budget and may require additional grants or revenue ³	High	Ongoing



NATURAL SYSTEMS & AGRICULTURE ELEMENT

Programs	Responsibility	Potential Funding	Priority	Time Frame
AG-2.c - Review Existing Development Code Criteria and Standards.	CDA	Existing budget	High	Short term
AG-2.d - Expedite Permitting.	CDA or Agricultural Commissioner, UCCE-FA	Existing budget	High	Ongoing
AG-2.e - Train Staff.	CDA, UCCE-FA, Agricultural Commissioner	Existing budget and may require additional grants or revenue ³	High	Ongoing
AG-2.f - Permit Special Signage.	CDA	Existing budget and may require additional grants or revenue ³	Low	Med. term
AG-2.g - Consider Mariculture Zoning.	CDA	Existing budget and may require additional grants or revenue ³	Medium	Med. term
AG-2.h - Conduct a Cumulative Analysis of Mariculture Operations.	CDA, USFWS, UCCE-SeaGrant, other Resource Protection Agencies	Will require additional grants or revenue ³	Medium	Long term
AG-2.i - Support County Livestock Protection Program.	Agricultural Commissioner	Existing budget	High	Ongoing
AG-2.j - Promote Local Foods.	H&HS, Marin Food Policy Council, CBO's, UCCE-FA	Existing budget and may require additional grants or revenue ³	Medium	Med. term
AG-2.k - Promote Agriculture Education in Schools.	Marin Food Policy Council, School Districts, COM, CBO's, UCCE-FA, Agricultural Commissioner	Existing budgets and may require additional grants or revenue ³	High	Ongoing
AG-2.l - Raise Agricultural Awareness.	UCCE-FA, Marin Economic Commission (MEC), Agricultural Commissioner, CBO's	Existing budget	High	Ongoing
AG-2.m - Draw Attention to Agricultural Areas.	UCCE-FA, Agricultural Commissioner, CBO's	Existing budget and may require additional grants or revenue ³	High	Ongoing



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Programs	Responsibility	Potential Funding	Priority	Time Frame
AG-2.n - Support Food and Agriculture Assessment Panel.	Agricultural Commissioner, UCCE-FA	Will require additional grants or revenue ³	Medium	Med. Term
AG-3.a - Encourage Community Gardens.	CDA, Agricultural Commissioner, UCCE-FA, DPW, MCOSED	Existing budget	Low	Ongoing
AG-3.b - Provide Community Education.	UCCE-FA, Agricultural Commissioner, CBO's	Existing budget and may require additional grants or revenue ³	Medium	Ongoing
AG-3.c - Promote Edible Landscaping.	CDA, Agricultural Commissioner, UCCE-FA, MCOSED	Existing budget	Low	Ongoing
AG-3.d - Use Locally Grown and/or Organic Foods in County Services.	Cultural Services, Agricultural Commissioner, UCCE-FA	Existing budget and may require additional grants or revenues, as well as Incentive Payments to Growers	High	Ongoing
AG-3.e - Promote Organic Food in Schools.	UCCE-FA, Agricultural Commissioner, Marin Food Policy Council, CBO's	Existing budget and may require additional grants or revenue ³	Medium	Ongoing
AG-3.f - Support Local Groups.	Agricultural Commissioner, CBO's, UCCE-FA	Existing budget and may require additional grants or revenue ³	Medium	Ongoing



BUILT ENVIRONMENT ELEMENT



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Marin County is a highly desirable place in which to live, work, and own a business because of its beautiful setting, distinctive communities, and abundant cultural and recreational opportunities. Within Marin one can find unique villages, commercial activity centers, and high-quality residential neighborhoods. The attractiveness of many Marin neighborhoods is enhanced by the presence of nearby public open space and protected environmental resources.



MARIN COUNTYWIDE PLAN

The Built Environment Element of the Countywide Plan plays a central role in identifying many land use issues, constraints, and opportunities, and in addressing the numerous needs, perspectives, and desires within the unincorporated county. It also attempts to balance the amount of growth based on the availability of public services. It sets forth a pattern for land use, and sets out standards for the density of population and the intensity of development for each type of allowable use.

The Built Environment Element also establishes a direct tie between the timing, amount, type, design, and location of development and the traffic, service, and infrastructure resources available to serve additional demand.

Below are the topics covered in this portion of the Countywide Plan:

- ◆ Community Development
- ◆ Community Design
- ◆ Energy and Green Building
- ◆ Mineral Resources
- ◆ Housing
- ◆ Transportation
- ◆ Noise
- ◆ Public Facilities and Services
- ◆ Planning Areas

Topics related to the economy, to public safety, and to parks and recreation are located in the Socioeconomic Element.

BUILT ENVIRONMENT





BUILT ENVIRONMENT ELEMENT

3.2 Key Trends and Issues

Decades of rapid population growth in the Bay Area have subjected Marin to the same pressure for auto-dependent suburban development common to areas around American cities. Unlike many counties, Marin has aggressively sought to protect its irreplaceable natural and agricultural assets from being overrun by low density, sprawling development.

Construction in the county generally has left important physical features intact, such as ridgelines, hillsides, and riparian areas while providing housing, services, and employment opportunities. The Built Environment Element focuses on past, present, and future development patterns that affect the quality of life in unincorporated Marin, and addresses the relationships between land use and natural and social systems. Regional issues and impacts, such as increasing traffic along U.S. Highway 101, also receive attention in this Element.

While many of Marin's open spaces — habitat for natural species as well as land for agricultural commodities — have been protected, the historic quality of space for human habitation has been compromised in some cases because of the following:

- ◆ Investment in transportation systems has focused primarily on mobility by private automobile. This has led to fewer public transit alternatives, and to roadways that are congested with automobiles and poorly designed to accommodate pedestrians and bicyclists.
- ◆ Investment in housing has focused on the construction of low density and expensive single-family houses, often inadequately connected to older neighborhoods and downtowns. This type of development has consumed relatively large amounts of land to house a small number of residents, is affordable only to those with high incomes, and generates a significant proportion of vehicle trips countywide.
- ◆ Investment in retail and office space has primarily resulted in low density, single-use buildings, each surrounded by surface parking. Such buildings are relatively inflexible in responding to the pressures of a changing economy, do not create places compatible with Marin's heritage and character, and generate an automobile trip for almost every activity of their occupants.
- ◆ Investment in schools, libraries, and other civic and cultural facilities has not always been focused in traditional town or neighborhood centers, and has in some instances relegated civic activities that bring people together to single-use buildings surrounded by parking lots on the edges of towns.



MARIN COUNTYWIDE PLAN



BUILT ENVIRONMENT ELEMENT

3.3 Framework

The Vision: In the 21st century, Marin will be a place where lifestyle and sustainable development practice will decrease traffic congestion and dependence on fossil fuels, while design practices will enhance the appearance and character of each community. Residents will be able to live close to public transit and to the places they go for work, shopping, education, and recreation. Local roadways will not be gridlocked, and neighborhoods and commercial centers will have easy access to multimodal transportation options.

Buildings will be constructed with environmentally friendly materials and will be heated, cooled, and powered by renewable energy. Housing choices will be more affordable to the full range of the workforce, families, individuals, the elderly, and minorities. Housing opportunities will include mixed-use villages in downtowns, above parking lots, in commercial areas, and near community gathering places and transit. Land use patterns and sensitive community design will continue to foster a strong sense of place and pride. Marin County will be a leader in sustainability, and local cities and towns will embrace similar sustainable development strategies.

Topics in the Built Environment Element include the following:

Community Development (see Section 3.4): This section of the Countywide Plan addresses coordination of planning, service provision, and growth management with local jurisdictions and regional, State, and federal agencies. It includes land use designations and allowable types, densities, and intensities of development in all unincorporated areas of the county.

Community Design (see Section 3.5): Much of the development in the last 30 years has consisted of low density, single family houses not within easy walking distance of shops, schools, or parks, and of low density, single-use office and retail buildings surrounded by parking lots. With the high cost of land and growing concern about traffic and air quality, a clear need has emerged for more compact urban pedestrian-oriented development. This section encourages making neighborhoods walkable by designing streets with the needs of pedestrians and bicyclists in mind, and through mixed-use and infill development. Preservation of views, as well as visual quality and design issues are also addressed.

Energy and Green Building (see Section 3.6): The manner in which the built environment is designed, constructed, and operated has a significant impact on energy use. Built environment design decisions of every scale – region, city, neighborhood, block, street, and building – determine the rate at which people use energy in their daily lives. Marin’s energy future, addressed in this section, includes actions to reduce energy and resource consumption, increase the use of energy efficient design and green building materials, obtain funding for energy conserving projects, and increase public education about the need to conserve and recycle resources.

Mineral Resources (see Section 3.7): State regulations require counties to preserve mineral resource sites and ensure that nearby land uses are compatible with extraction. The underlying rationale – that construction materials should come from sites close to consumer markets – supports the reduction of some transportation impacts associated with imports. The volume of



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deposits remaining in local quarries needs to be determined, reclamation plans updated, best practices required, and extraction proposals balanced with the needs of surrounding communities.

Housing (see Section 3.8): In order to solve many of the housing problems that exist today, such as low vacancy rates, high housing costs, and demand pressures, the Countywide Plan addresses population growth potential, regional housing needs, housing type and cost distribution, and use of vacant or underutilized land. Objectives of the Plan address the pressing need for affordable housing while retaining Marin’s character, diversity, appearance, historical heritage, and existing neighborhood character, and the quality of housing.

Transportation (see Section 3.9): Land uses that generate traffic must be evaluated in concert with the facilities designed to accommodate resulting transportation needs. Existing traffic problems must be solved, and new development must mitigate any additional potential traffic impacts. This section addresses the heavy use of the road and highway system by single-occupant automobiles, and promotes efforts to provide additional transportation choices and to use the system more efficiently through increased transit use, carpooling, walking, and bicycling.

Noise (see Section 3.10): Vehicle traffic is the primary source of noise in Marin County. Noise will continue to be an important factor in the planning process as pressure increases to develop properties exposed to high noise levels and to place noisy activities near noise-sensitive receptors. The Plan addresses ways to ensure that people are not subjected to noise that exceeds appropriate and healthful levels.

Public Facilities and Services (see Section 3.11): New development generates a need for new and expanded public facilities related to water supply; sewage collection, treatment, and disposal; solid waste recycling and disposal; and disposal of hazardous waste and materials. The Countywide Plan addresses supply and demand issues, and limits growth based on the availability of services that cannot be distributed without limitations and conservation requirements. The Plan also establishes methods for addressing these service needs while recognizing resource supply limitations and the need for increased efficiency and conservation.

Planning Areas (see Section 3.12): This section helps to organize and define how the policies and programs of the Countywide Plan will be implemented within individual communities. Toward that end, the Countywide Plan is divided into seven planning areas, whose geographic boundaries are derived from ridgelines and watershed features. This section includes community-based policies, and land use maps.



BUILT ENVIRONMENT ELEMENT



3.4 Community Development

Background

The Countywide Plan incorporates sound environmental and planning principles that have guided Marin County for over 30 years. This section includes policies about urban form that are intended to shape development in the unincorporated county and provide guidance to the cities and towns of Marin.

The Plan recognizes the 606 square miles of land and water composing Marin County as a cohesive environmental unit made up of regions called *corridors*,



MARIN COUNTYWIDE PLAN

characteristics, and natural boundaries, such as north-south ridgelines and baylands. In the first Countywide Plan, adopted in 1973, and in subsequent updates, three environmental corridors are designated to focus development and to protect environmental resources:

- ◆ **The Coastal Corridor**, adjacent to the Pacific Ocean, is designated for federal parklands, recreational uses, agriculture, and the preservation of existing small coastal communities.
- ◆ **The Inland Rural Corridor**, in the central and northwestern part of the county, is designated for agriculture and compatible uses, and for preservation of existing small communities.
- ◆ **The City-Centered Corridor**, along U.S. Highway 101 in the eastern part of the county near San Francisco and San Pablo bays, is designated for urban development and for protection of environmental resources. This corridor is divided into six planning areas that correspond with distinct watersheds. Environmental features that focus development within the City-Centered Corridor have been updated and clarified as depicted in Maps 3-1a and 3-1b, Environmental Features Focusing Development Within City-Centered Corridor.

In this update of the Plan, a fourth environmental corridor is designated:

- ◆ **The Baylands Corridor**, encompassing tidal and largely undeveloped historic baylands along the shoreline of San Francisco and San Pablo bays, provides heightened recognition of the unique environmental characteristics of this area and the need to protect its important resources. Based on maps and information provided by the San Francisco Estuary Institute, the area consists of marshes, tidelands, and diked lands that were once wetlands or part of the bays, and lands that were previously included in the Bayfront Conservation Zones and may include adjacent, largely undeveloped upland habitat.

Map 1-2, Environmental Corridors, depicts the four major county corridors.

The Plan's land use pattern reflects existing development potential shifted, to a degree, from environmentally constrained sites to more appropriate locations. Sites with environmental constraints or lacking public water or sewer systems have had development potential reduced to the lowest end of the density range for the applicable designation. These adjustments to development potential are reflected in corresponding increases in development potential in the City-Centered Corridor at locations closest to jobs and transit that are better suited to accommodate the development.

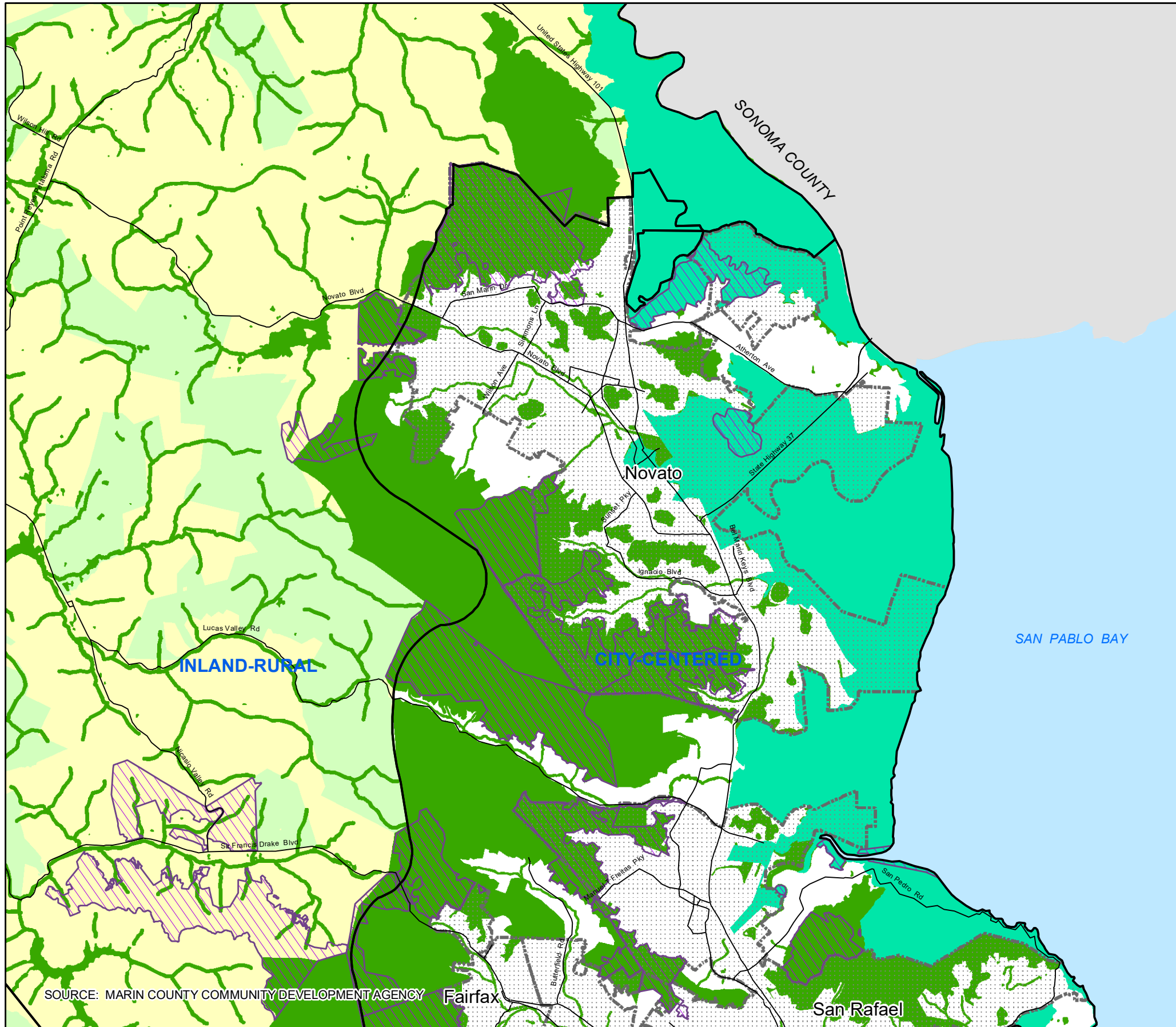
Countywide planning requires coordination with cities and towns and regional agencies. Tackling problems associated with growth requires ongoing coordination with regional agencies such as the Association of Bay Area Governments (ABAG) to determine housing need, Caltrans to resolve traffic congestion, and the Regional Water Quality Control Board to ensure that clean water flows to the bay and ocean. Other State and federal agencies, such as the California Coastal Commission, the National Park Service, and the California Department of Parks and Recreation, are also frequently consulted. In addition, coordination occurs between Marin County and the Metropolitan Transportation Commission regarding the Regional Transportation Plan, and between the County



"The desire for community is a constant of human nature."

— Stephen Price

MAP 3-1a ENVIRONMENTAL FEATURES FOCUSING DEVELOPMENT WITHIN THE CITY-CENTERED CORRIDOR



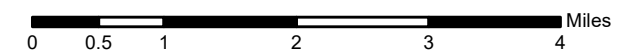
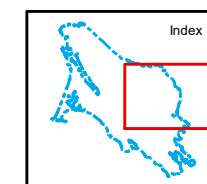
Legend

- City-Centered Corridor Land
- City Boundary
- Highways and Major Roads

Greenbelt Lands

- MALT Conservation Easements, Federal and State Parks
- Ridge and Upland Greenbelt, Stream Conservation Areas*, Wetlands
- Baylands Corridor
- Inland-Rural Corridor Land
- Marin County Open Space District

* Stream Conservation Areas are based only on USGS mapped streams and are not exhaustive of all Stream Conservation Areas.

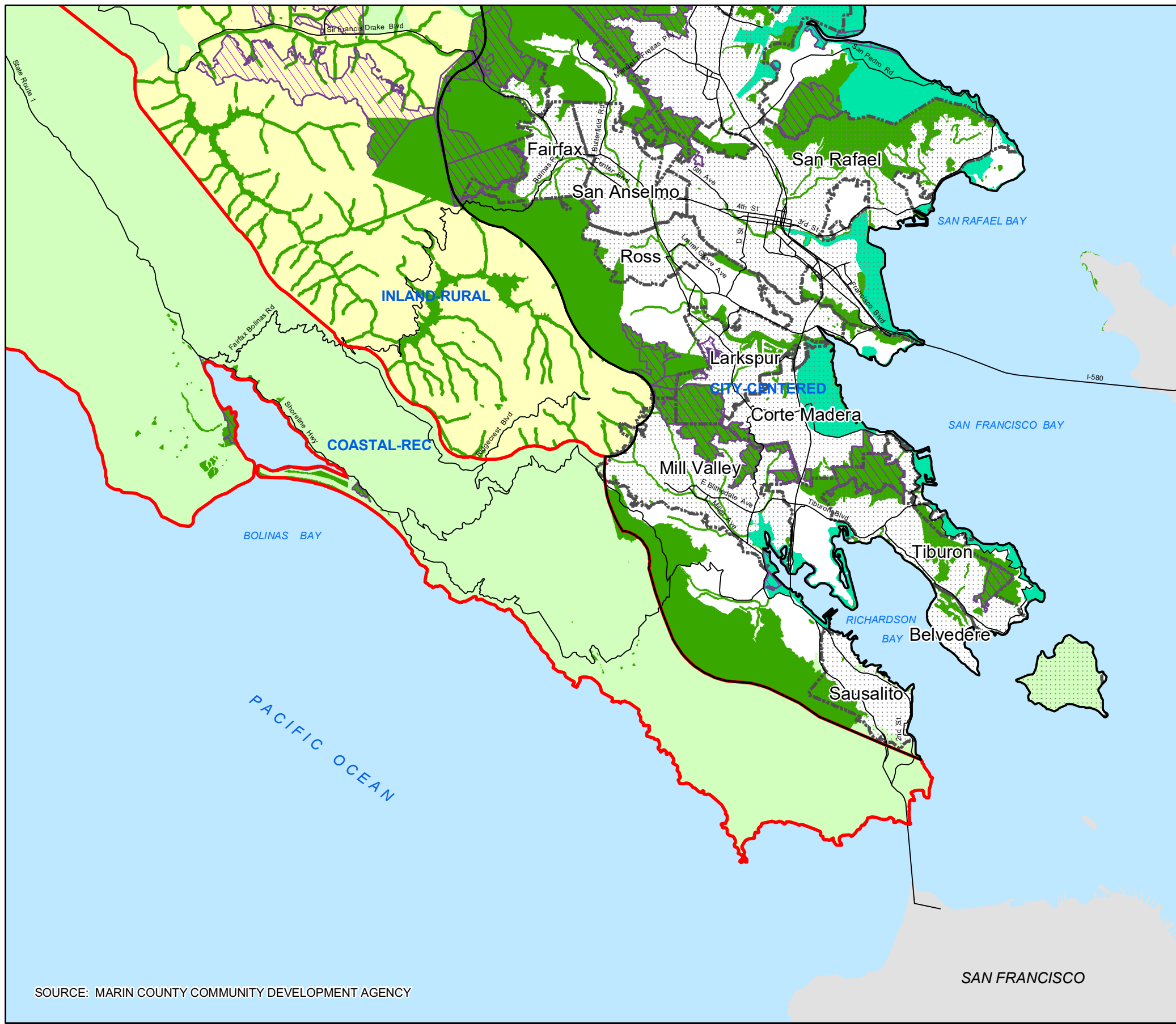


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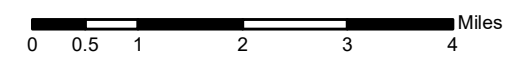
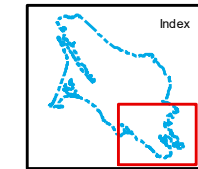
SOURCE: MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY

MAP 3-1b ENVIRONMENTAL FEATURES FOCUSING DEVELOPMENT WITHIN THE CITY-CENTERED CORRIDOR



- Legend**
- City-Centered Corridor Land
 - City Boundary
 - Highways and Major Roads
- Greenbelt Lands**
- MALT Conservation Easements, Federal and State Parks
 - Ridge and Upland Greenbelt, Stream Conservation Areas*, Wetlands
 - Baylands Corridor
 - Inland-Rural Corridor Land
 - Coastal-Recreation Corridor Land
 - Marin County Open Space District

* Stream Conservation Areas are based only on USGS mapped streams and are not exhaustive of all Stream Conservation Areas.



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SOURCE: MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY

SAN FRANCISCO



BUILT ENVIRONMENT ELEMENT

and the San Francisco Bay Conservation and Development Commission regarding activity near the bay.

The County also coordinates its planning efforts with many local agencies and jurisdictions. A Countywide Planning Agency was created by a joint powers agreement in 1990 among all the cities and towns and the County. The purpose of the Countywide Planning Agency is to review and comment on the Countywide Plan and the general plans of the cities and towns. Although the Countywide Planning Agency is currently inactive, this Plan proposes reinstating the group as the “City-County Planning Committee of the Transportation Authority of Marin,” and increasing its role in sub-regional planning. The Plan reflects Sphere of Influence boundaries for cities and towns and service agencies in the City-Centered Corridor, which are set by the Local Agency Formation Commission (LAFCO), the agency that plans for the provision of urban services.

Military readiness has been considered. The U.S. Coast Guard, under the United States Department of Defense and the Department of Homeland Security, operates two military installations in Marin, located in Point Reyes Station and Point Bonita. Based on information provided by the military and other sources, new growth contemplated by the Countywide Plan would not have an impact on the military readiness activities associated with these facilities. Please refer to the Background discussion for Planning Area 7, West Marin, in the Planning Areas Section for additional information on these two Coast Guard facilities.

Implementation tools such as the County Development Code are used to carry out the goals of the Countywide Plan. Some of the policies and programs in the Countywide Plan will require rezoning of individual properties for them to be consistent with the land use designations and the policies in the Plan. Many unincorporated communities are guided by community plans that provide specific direction regarding land use, transportation, community facilities, building design, and environmental quality, as well as issues unique to a particular community. Such issues may include, but are not limited to: customized building and site design standards to protect key resources; protection of important ridgeline and view corridors; evaluation and refinement of the Ridge and Upland Greenbelt and Baylands Corridor; regulations concerning home size; affordable housing sites; hazards; evacuation routes; flooding; and bicycle and pedestrian circulation. A Community plan is considered part of the Marin Countywide Plan and sets forth goals, objectives, policies, and programs to address specific issues relevant to that particular community. Where there are differences in the level of specificity between a policy in the Community Plan and a policy in the Countywide Plan, the document with the more specific provision shall prevail.

The redevelopment and rehabilitation of blighted residential, retail, commercial, and industrial properties is coordinated by the County Redevelopment Agency. In partnership with private and nonprofit agencies, the Redevelopment Agency provides financial, technical, and permit assistance to develop projects that revitalize physically and economically underutilized areas. Projects sponsored by the Agency include Braun Court, 30 townhomes (22 of which are affordable at below market rates); Marin City, U.S.A., a mixed-use development with 255 apartments and 85 townhomes (40% of which are affordable), along with 185,000 square feet of



“When we build our landscape around places to go, we lose places to be.”
— Rick Cole



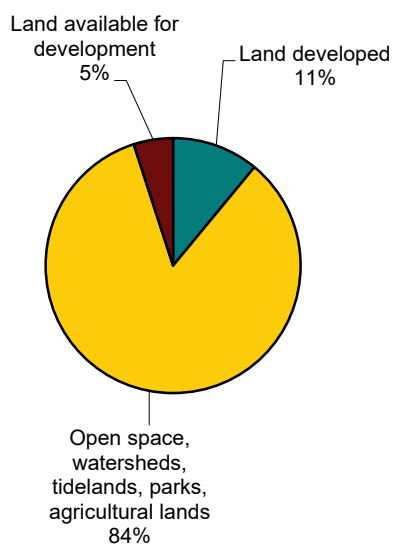
MARIN COUNTYWIDE PLAN

retail space, a library, and a day care center; and Rotary Valley Senior Housing, 80 units of affordable housing for seniors of very low and low income levels.

Key Trends and Issues

Why is development concentrated in certain areas?

More than three-fourths of Marin County's land is protected from development. Only 11% of Marin County's area has been developed, primarily within cities and towns, near services, and along major transportation corridors. Most of the additional land potentially available for higher density development (approximately 5% of the county) is in incorporated cities and towns. Nearly 84% of the county consists of open space, watersheds, tidelands, parks, and agricultural lands.



Is growth in Marin expected to continue?

Countywide population growth between 1990 and 2000 averaged ¾ of 1% per year. The population in cities and towns grew from 165,997 to 178,554, while the population in unincorporated areas increased from 64,099 to 68,735. Countywide population was 230,096 in 1990 and 247,289 in 2000 (1990 and 2000 Census).

Figure 3-1a Land Use and Demographic Data for Marin County

Note: The Countywide Plan does not include projections that estimate the time by which a certain level of development is projected to occur. Instead, tables of statistics are presented for the county as a whole and for each of seven planning areas; these tables identify four benchmarks by which to measure trends: the 1980, 1990, and 2000 U.S. Census counts of population, households, employed residents, and jobs. They also include a projection of development that could occur if land vacant and underutilized in 2004 were fully developed according to the zoning designations of city and County general plans.

Information Category	1980 Actual	1990 Actual	2000 Actual	Theoretical Buildout
Demographics				
Population	222,592	230,096	247,289	279,972
Households	88,723	95,006	100,650	118,728
Average Household Size	2.43	2.33	2.34	2.36
Employed Residents	118,569	127,759	140,955	166,667
Jobs	77,853	101,060	122,960	151,566
Employed Residents/Job	1.52	1.26	1.15	1.09



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Information Category	1980 Actual	1990 Actual	2000 Actual	Theoretical Buildout
Land Use				
Housing Units	92,647	99,757	104,990	120,755
Cities and Towns	67,420	73,914	77,585	89,132
Unincorporated Area	25,227	25,843	27,405	31,623
Commercial/Industrial sq. ft.	<i>Census</i>	29,570,756	33,965,509	49,602,570
Cities and Towns	<i>Data Not</i>	26,938,825	30,853,636	45,431,753
Unincorporated Area	<i>Available</i>	2,631,931	3,111,873	4,158,800

Sources: U.S. Census, Association of Bay Area Governments, Marin County Community Development Agency.

Figure 3-1b Marin County Demographics

Population/Demographics

Population growth in the county between 1990 and 2000 was low, with 17,193 people and 5,644 households added to the county's population. County population could increase to nearly 283,100 in the future if the land designated for residential development were to be fully developed and occupied. Household size is expected to continue to increase slightly in the near future.

Job Development

Both the number of county residents holding jobs and the number of jobs in the county increased during the 1990s. In 1990, Marin had 1.26 employed residents for every job in the county. By 2000, Marin had 1.15 employed residents for every job in the county. When the number of employed residents per job nears 1.0, more employed residents could be working on jobs in the county. However, if job salaries do not match the cost of living in Marin, Marin residents will need to commute out of the county to higher-paying jobs, while workers from other counties will commute into Marin.

Commercial/Industrial Development

The increase in jobs in the county will be made possible by the development of land designated for commercial and industrial activities. At buildout, it is projected that there would be nearly 44 million square feet of commercial or industrial development, with the greatest growth potential in Novato and East San Rafael. Hamilton Air Force Base in Novato is the largest single site available for commercial and industrial development. Statistical summaries of planning areas indicate how commercial and industrial development potential is distributed throughout the county.

Housing

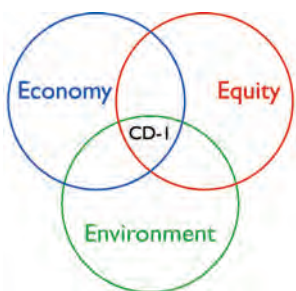
There is potential for about 15,200 new housing units countywide, both in single-family and multi-family developments. This figure includes both vacant and underdeveloped lots. The greatest potential for housing development is in the Richardson Bay, Las Gallinas, and Novato planning areas, as shown in the statistical summaries for the planning areas.



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What Are the Desired Outcomes?

GOAL CD-I



Environmental Corridor Land Use Framework. Establish, maintain, and continue to improve a broad land use management framework using the County’s environmental corridors as a basis for local policies and regulation, and to maintain the character of each of the corridors.

Policies

CD-1.1 Direct Land Uses to Appropriate Areas. Concentrate urban development in the City-Centered Corridor, where infrastructure and facilities can be made available most efficiently. Protect sensitive lands in the Baylands Corridor. Emphasize agricultural uses in the Inland Rural Corridor, along with preservation of resources, habitat, and existing communities. Focus on open space, recreational, and agricultural land uses, as well as preservation of existing communities, in the Coastal Corridor.

CD-1.2 Direct Urban Services. Discourage extension of urban levels of service to serve new development beyond urban service areas.

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 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.

Why is this important?

Urban sprawl, on average, requires 21% more land and a 10% increase in local roadways when compared with clustered development. Environmental protection, economic vitality, and social equity are all strongly dependent on the appropriate scale and geographic distribution of land uses throughout the County.

Environment: The prevalence of many of our current environmental challenges — air and water pollution, global warming, habitat fragmentation and conversion — are linked to sprawling, automobile-oriented development. Confining development to the City-Centered Corridor helps to lower greenhouse gas emissions and conserves natural resources in the Inland Rural and Coastal corridors.

Economy: Locating higher-intensity uses in the City-Centered Corridor is economically efficient and attractive to workers, who increasingly balance quality-of-life criteria with salary to determine where they



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will settle. For example, situating workplaces near housing centers, commercial uses, and major transportation routes provides a more diverse and sizable population and commercial base for supporting viable public transit and economic activity. Such mixed-use development near transit also has the potential to reduce roadway level of service (i.e., number of cars going through an intersection), which can also boost the economy.

Equity: People living in the counties with the most sprawl are likely to weigh six pounds more than people in the most compact counties, and are more likely to be obese. Concentrating urban land uses in the City-Centered Corridor will make community neighborhoods more walkable and therefore healthier. Preserving existing communities in rural and coastal areas likewise helps ensure that a range of living options will remain available in the county as a whole.

How will results be achieved?

Implementing Programs

- CD-1.a** ***Keep Urban Uses in the City-Centered Corridor.*** Update the Development Code as necessary to ensure that urban development is confined primarily to the City-Centered Corridor, and designate specific areas within and surrounding the corridor for resource protection, including the Ridge and Upland Greenbelt Area, the Streamside Conservation Area, designated wetlands, and undeveloped historic baylands and floodplains (see Maps 3-1a and 3-1b, Environmental Features Focusing Development Within the City-Centered Corridor).
- CD-1.b** ***Preserve Resources in the Baylands Corridor.*** Amend the Development Code and zoning maps as necessary to expand protection of sensitive resources in the Baylands Corridor, and identify large, contiguous, undeveloped bayland properties as a priority for open space acquisition and restoration. (See the Biological Resources Section of the Natural Systems and Agriculture Element for details.)
- 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.
- CD-1.d** ***Maintain Agriculture in the Inland Rural Corridor.*** Work with individual landowners; special districts; local, State, and federal agencies; and private groups to ensure that rural character is preserved, agricultural operations remain viable in the Inland Rural Corridor, and sensitive resources and existing communities are not threatened.



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- CD-1.e** *Protect Open Lands in the Coastal Corridor.* Work with individual landowners; local, State, and federal agencies; and nongovernmental organizations to preserve the rural character, agriculture, and open lands, and protect existing communities and recreational opportunities, in the Coastal Corridor.
- CD-1.f** *Merge Underwater Parcels.* Prior to any development on a shoreline parcel, merge any adjacent underwater parcels.
- CD-1.g** *Consider Amending Urban Service Areas.* Consider amending urban service area boundaries to areas appropriate for urban levels of development.
- CD-1.h** *Consider Future Threat of Sea Level Rise.* Consider revising Policy CD-1.3 to include properties threatened by sea level rise as more information about the sea level rise threat becomes available.



BUILT ENVIRONMENT ELEMENT

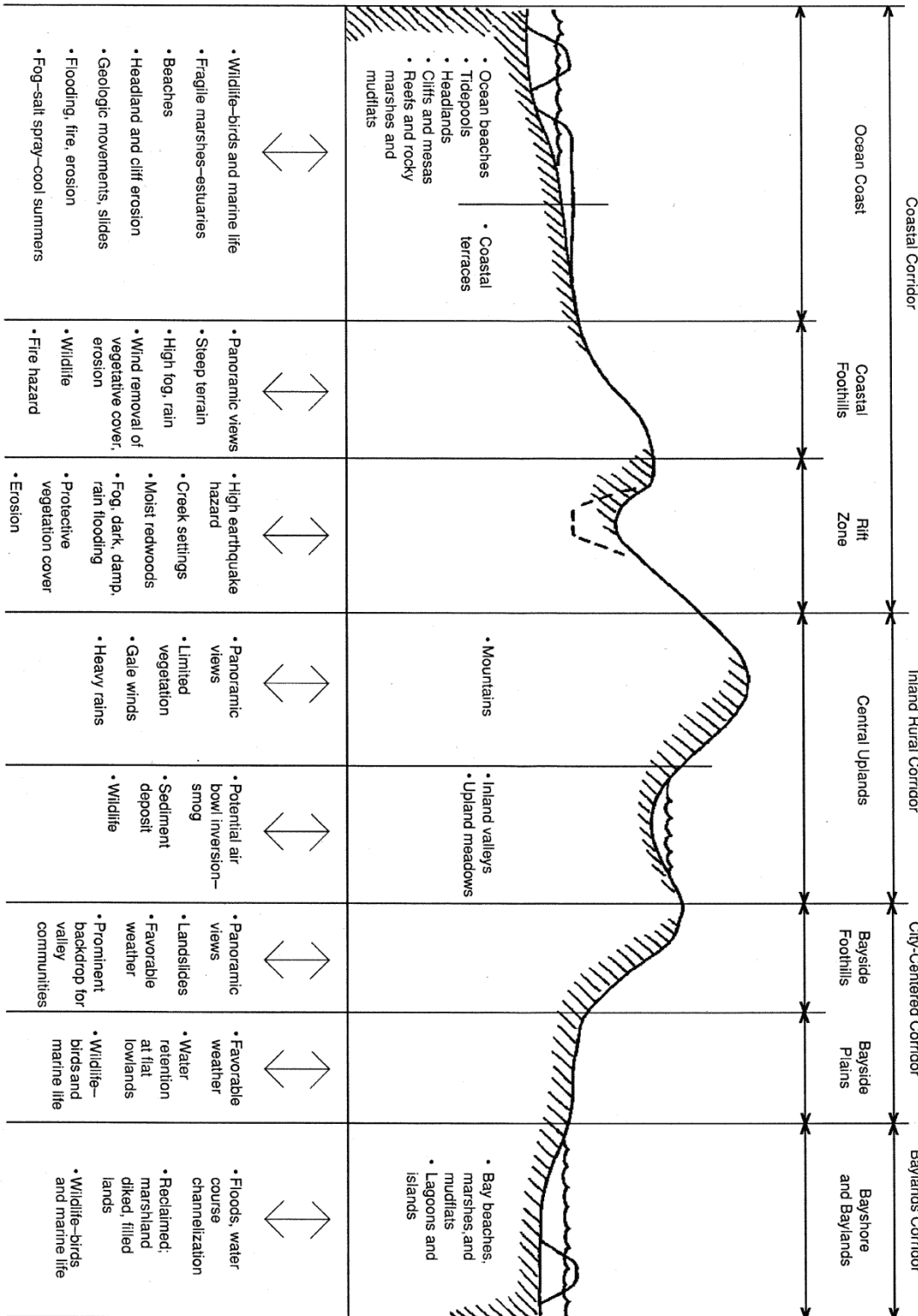


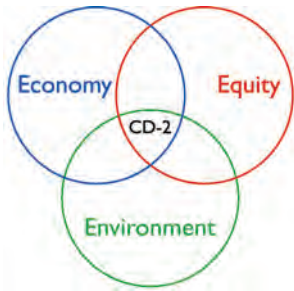
Figure 3-2a Typical Cross Section Through Marin County Showing Environmental Transect



MARIN COUNTYWIDE PLAN

What Are the Desired Outcomes?

GOAL CD-2



Balanced Communities. Maintain balanced communities that house and employ persons from all income groups and provide the full range of needed facilities and services.

Policies

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

CD-2.2 Policy CD-2.2 has been intentionally deleted.¹

CD-2.3 Establish a Housing Overlay Designation. The Housing Overlay Designation (HOD) is established, as shown on Maps 3-2a and 3-2b. The purpose of the HOD is to encourage construction of units to meet the need for workforce housing, especially for very low and low income households, and for special needs housing, in the City-Centered Corridor close to transit, employment, and/or public services. Sites for the HOD include reuse of existing shopping centers or other underutilized sites. Development on sites designated as both mixed use and as suggested HOD sites shall be developed pursuant to the HOD Policy and Program and not per mixed-use land designation criteria. Each square foot of market-rate HOD housing shall be offset by an equal reduction in the square footage of the permissible commercial development. Up to 658 housing units may be approved within the HOD, subject to a discretionary approval process.

The criteria used in establishing the Housing Overlay Designation include the following:

Designated by the Countywide Plan as Multifamily (MF), General Commercial (GC), Neighborhood Commercial (NC), Office Commercial (OC), Recreation Commercial (RC), or Public Facility (PF). Located within

- ◆ the unincorporated portion of the City-Centered Corridor;
- ◆ one-half mile of a transit node or route with daily, regularly scheduled service; and
- ◆ one mile of a medical facility, library, post office, or commercial center.

¹This policy was deleted during the EIR process as part of a policy decision.



BUILT ENVIRONMENT ELEMENT

The area to be developed

- ◆ does not exceed an average 20% slope and is not within the Ridge and Upland Greenbelt;
- ◆ is not within a Wetlands Conservation Area or Streamside Conservation Area;
- ◆ is not a park or public open space area; and
- ◆ is not primarily located within the 100-year flood plain.

The County will engage in discussions with cities and towns within Marin County regarding the possibility of locating residential units otherwise allocated to the HOD within these cities and towns, subject to the criteria described above.

Based on the above, the potential HOD suggested sites and unit allocations by traffic impact areas are listed in Figure 3-3 and shown in Map 3-2c.

Figure 3-3 HOD Unit Allocations by Traffic Impact Areas

Traffic Impact Areas as Determined by Screenlines and HOD Site Criteria (See Map 3-2c)	HOD Unit Potential for Traffic Impact Areas (Including Density Bonus Units)	Suggested Qualifying Sites Within Traffic Impact Areas
Screenline 7:	Up to 110	<ul style="list-style-type: none"> ◆ Marinwood Shopping Center (50 to 100 units) ◆ Idylberry School (up to 10 units) ◆ Other qualifying sites
Screenline 8:	Up to 25	<ul style="list-style-type: none"> ◆ Gallinas Elementary School ◆ Other qualifying sites
Screenline 23:	Up to 88	<ul style="list-style-type: none"> ◆ College of Marin (up to 25 units – limited to student or workforce employees of the College) ◆ Marin General Hospital (up to 50 total units if associated with reconstruction or reuse, of which up to 25 units must be designated senior housing and up to 25 units designated for affordable, workforce employees, or special needs housing) ◆ Toussin (up to 13 units) ◆ Other qualifying sites
Screenline 22:	Up to 10	<ul style="list-style-type: none"> ◆ Oak Manor ◆ Other qualifying sites
Screenline 13:	Up to 50	<ul style="list-style-type: none"> ◆ California Park (San Rafael) ◆ Other qualifying sites
Screenline 17:	Up to 100	<ul style="list-style-type: none"> ◆ Strawberry Shopping Center ◆ Other qualifying sites
Screenline 19:	Up to 50	<ul style="list-style-type: none"> ◆ Fireside Motel



MARIN COUNTYWIDE PLAN

Traffic Impact Areas as Determined by Screenlines and HOD Site Criteria (See Map 3-2c)	HOD Unit Potential for Traffic Impact Areas (Including Density Bonus Units)	Suggested Qualifying Sites Within Traffic Impact Areas
Screenline 21:	Up to 150	♦ Marin City Shopping Center ♦ Other qualifying sites
	Up to 583	Units on named HOD sites
	Total: Up to 658	Total Potential HOD Units including Density Bonus Units

- CD-2.4 Offer a Range of Jobs.** Encourage economic development that provides jobs for Marin residents at all income levels, especially in areas with low jobs-to-housing ratios.
- CD-2.5 Locate Housing Near Activity Centers.** Provide housing near jobs, transit routes, schools, shopping areas, and recreation to discourage long commutes and lessen traffic congestion.
- CD-2.6 Focus Intensive Development at Nodes.** Concentrate commercial and higher density residential development in areas with high transit accessibility and service capacity, such as the central business districts of the City-Centered Corridor. Discourage strip development along roadways and big box retailers unless specifically authorized in an approved community, master, or specific plan.
- CD-2.7 Enhance Existing Commercial and Industrial Areas and Businesses.** Enhance functioning commercial areas, especially historic downtowns, so that they continue to define community identity, while also encouraging mixed-use development.
- CD-2.8 Limit Development in Resource or Hazard Areas.** Discourage development in areas with high natural resource value or threats to life or property, and restrict development in such areas to minimize adverse impacts.
- CD-2.9 Promote Community Land Trusts.** Encourage local efforts toward the establishment and operation of community land trusts that secure affordable access to land and housing for the benefit of the community.
- CD-2.10 Expand Countywide Efforts to Increase Workforce Housing Rather Than Full Commercial Build-Out.** Provide technical assistance and collaborate with Marin’s towns and cities to provide increased opportunities for affordable and workforce housing – especially on sites near employment centers and public transportation. Provide model planning and regulatory language, and otherwise strongly encourage Marin County, cities, and towns to revise their land use planning and regulatory documents to enable more affordable and workforce housing and mixed uses rather than the theoretical full build-out of nonresidential uses allowed in their respective community and general plans.



BUILT ENVIRONMENT ELEMENT

CD-2.11 Promote Diverse Affordable Housing Strategies. Promote a diverse set of affordable housing strategies to convert existing market rate units to permanently affordable units in addition to building affordable housing in appropriate locations.

Why is this important?

Only 10% of Bay Area residents and workers can afford a home in the Bay Area, while approximately 60% can buy a home in surrounding cities and counties. This has created an increasing number of home buyers outside of the Bay Area, contributing to long commutes, worsening traffic, and a host of health problems. When a wider range of housing choices is created, more residents will have the opportunity to live, work, raise their families, and grow old in the same community.

Environment: Balanced communities allow residents to fulfill shopping, business, recreational, and educational needs within a reasonable distance of their homes, and reduce greenhouse gas emissions and congestion on roadways. Communities can pursue open space protection and development objectives through the clustering of development activity away from sensitive natural areas.

Economy: Concentrating jobs near commercial centers increases financial opportunities for all segments of the population and contributes to healthy and vibrant mixed-use, self-sustaining communities. New housing construction can be an economic stimulus for existing commercial centers that are currently vibrant during the workday, but suffer from a lack of foot traffic and consumers in evenings or weekends.



“The strongest principle of growth lies in human choice.”

– George Eliot

Equity: Nationally, housing prices have jumped 50% in the past five years. In Marin, median home prices doubled between 1997 and 2004. Integrating single- and multi-family structures in new housing developments can support a more diverse population and allow more equitable distribution of households of all income levels across the region. Using mixed-use development to provide a range of housing choices allows all households to find their niche – whether it is a garden apartment, a rowhouse, or a traditional suburban home – and accommodate sustainable growth at the same time.

How will results be achieved?

Implementing Programs

CD-2.a *Increase the Affordable Housing Supply.* Utilize all available methods to create affordable housing, including redevelopment of commercial areas for mixed use, air rights over parking areas for housing, residential duets on corner lots, upper-story housing over one-story commercial buildings, and Transfer of Development Rights (TDR) programs. (See **CD-2.d**, **CD-5.b**, **DES-2.a**, **DES-3.a**, **DES-2.c**, **HS-3.n** through **HS-3.t**, and **TR-3.e**.)

CD-2.b *Provide a Variety of Housing Types and Prices.* Employ the County inclusionary zoning provisions and master plan review process to facilitate new projects that provide



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a variety of housing types affordable to special needs, very low, low, and moderate income households.

CD-2.c *Enact Zoning Changes.* Amend the Development Code for residential and commercial land uses to

- ◆ rezone lands at appropriate locations for a mix of housing types and densities;
- ◆ encourage nodes of commercial and higher-intensity residential development at locations near existing employment bases that can be served efficiently by transit;
- ◆ designate areas that allow for expansion or nearby relocation of existing businesses in a manner sensitive to environmental constraints, desired community character, and the ability to provide services;
- ◆ require new commercial developments (including major remodels of shopping centers) to integrate housing that will reduce the need for commuting and expand the opportunities for residential development;
- ◆ guide development away from areas with environmental hazards and areas with high natural resource value, or, if other threats to life or property exist, to minimize adverse impacts to buildings and their occupants; and
- ◆ allow residential duets at appropriate locations on corner lots in single-family zones.

CD-2.d *Implement the Housing Overlay Designation Program.* The reviewing authority may allocate HOD units to suggested qualifying sites or other qualifying sites within Traffic Impact Areas shown on Map 3-2c up to a total of 658 units, including any applicable density bonus units. Housing Overlay units within identified Traffic Screenlines may be allocated to suggested HOD sites listed in Figure 3-3 if the HOD project meets the following standards:

1. Developer is encouraged to maintain ownership interest in the project.
2. High-quality building and site design that fits with the surrounding neighborhood and incorporates attractive and usable common/open space areas must be utilized, consistent with design guidelines.
3. Affordability levels as follows:

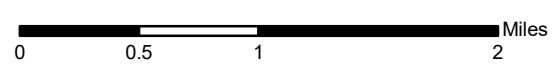
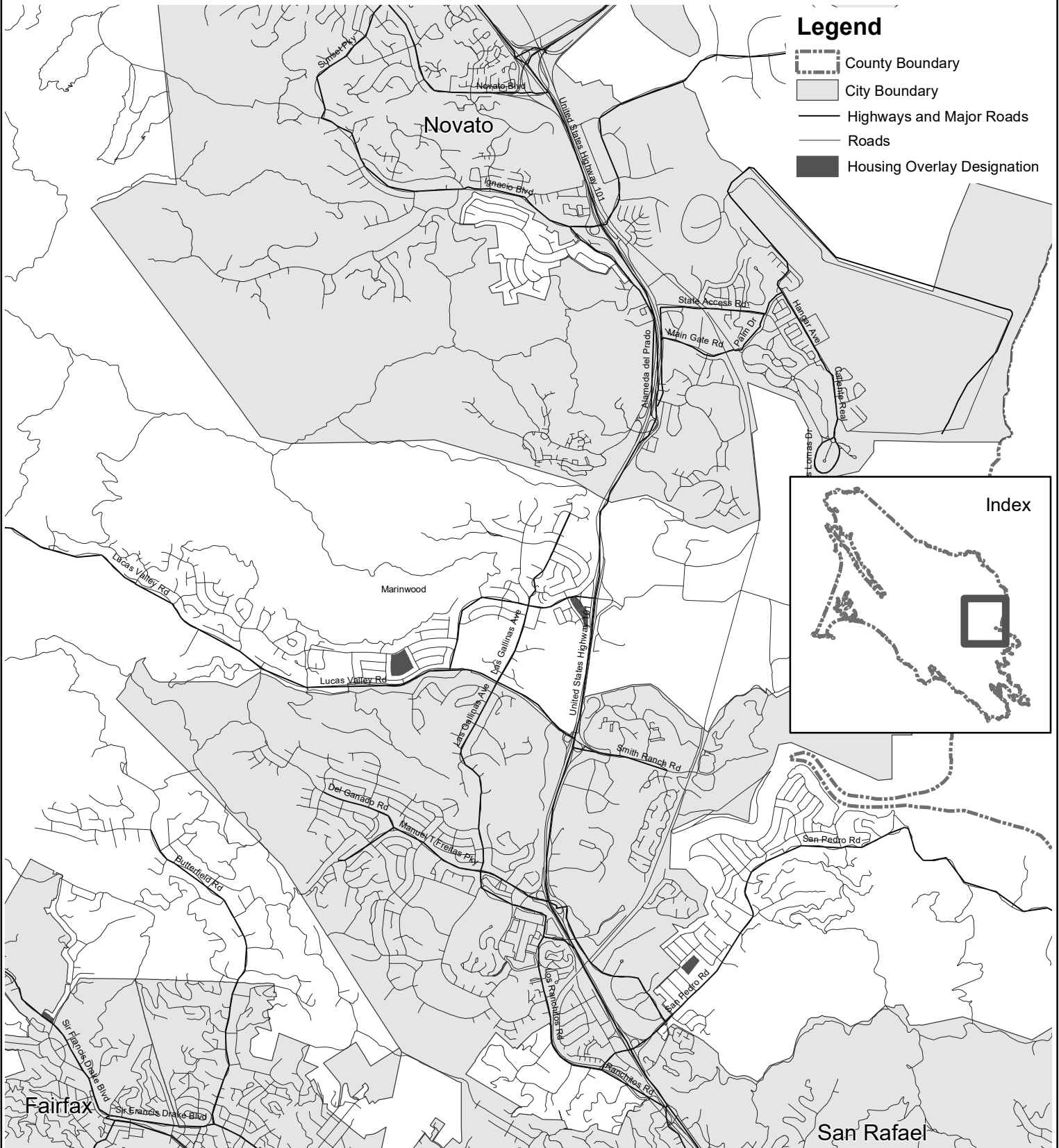
For rental developments:

- a. At least 49% of the units should be deed restricted and occupied to the maximum extent feasible by households whose incomes are 60% or less of area median income, adjusted for family size.

For ownership developments:

- a. At least 60% of the units should be deed restricted and occupied to the maximum extent feasible by households whose incomes are 80% or less of area median income adjusted for family size, *or*

MAP 3-2a HOUSING OVERLAY DESIGNATION



THIS MAP WAS DEVELOPED FOR GENERAL PLAN PURPOSES.
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USE OF THIS MAP BEYOND ITS INTENDED PURPOSE.

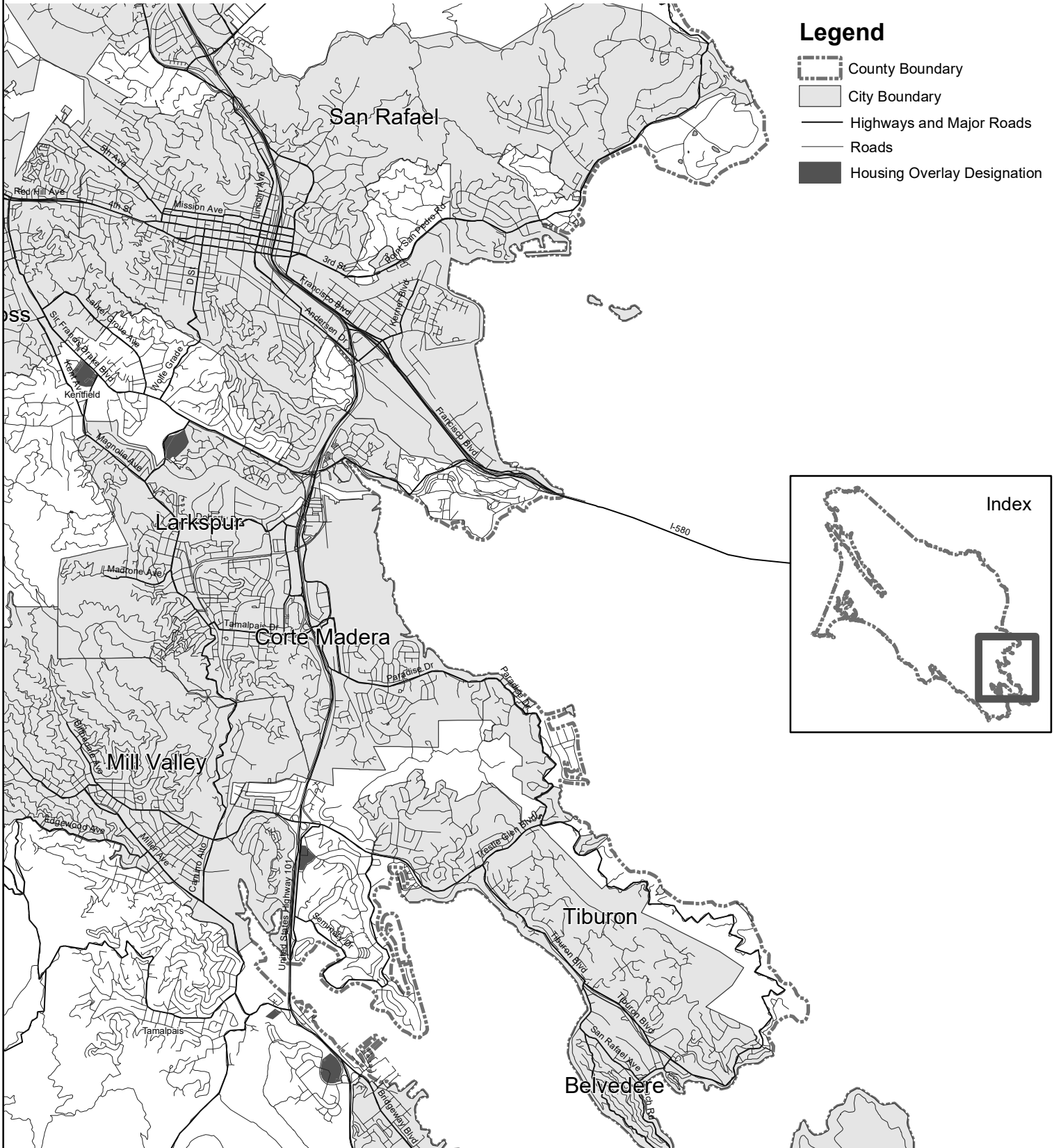


SOURCE: Marin County Community Development Agency






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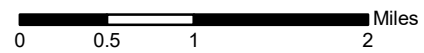
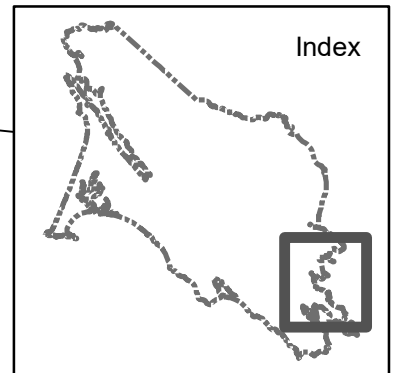
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MAP 3-2b HOUSING OVERLAY DESIGNATION



Legend

-  County Boundary
-  City Boundary
-  Highways and Major Roads
-  Roads
-  Housing Overlay Designation



THIS MAP WAS DEVELOPED FOR GENERAL PLAN PURPOSES. THE COUNTY OF MARIN IS NOT RESPONSIBLE OR LIABLE FOR USE OF THIS MAP BEYOND ITS INTENDED PURPOSE.








SOURCE: Marin County Community Development Agency

Date: July 12, 2007

File: HOD2.mxd

MAP 3-2c TRAFFIC IMPACT AREAS AS DETERMINED BY SCREENLINES

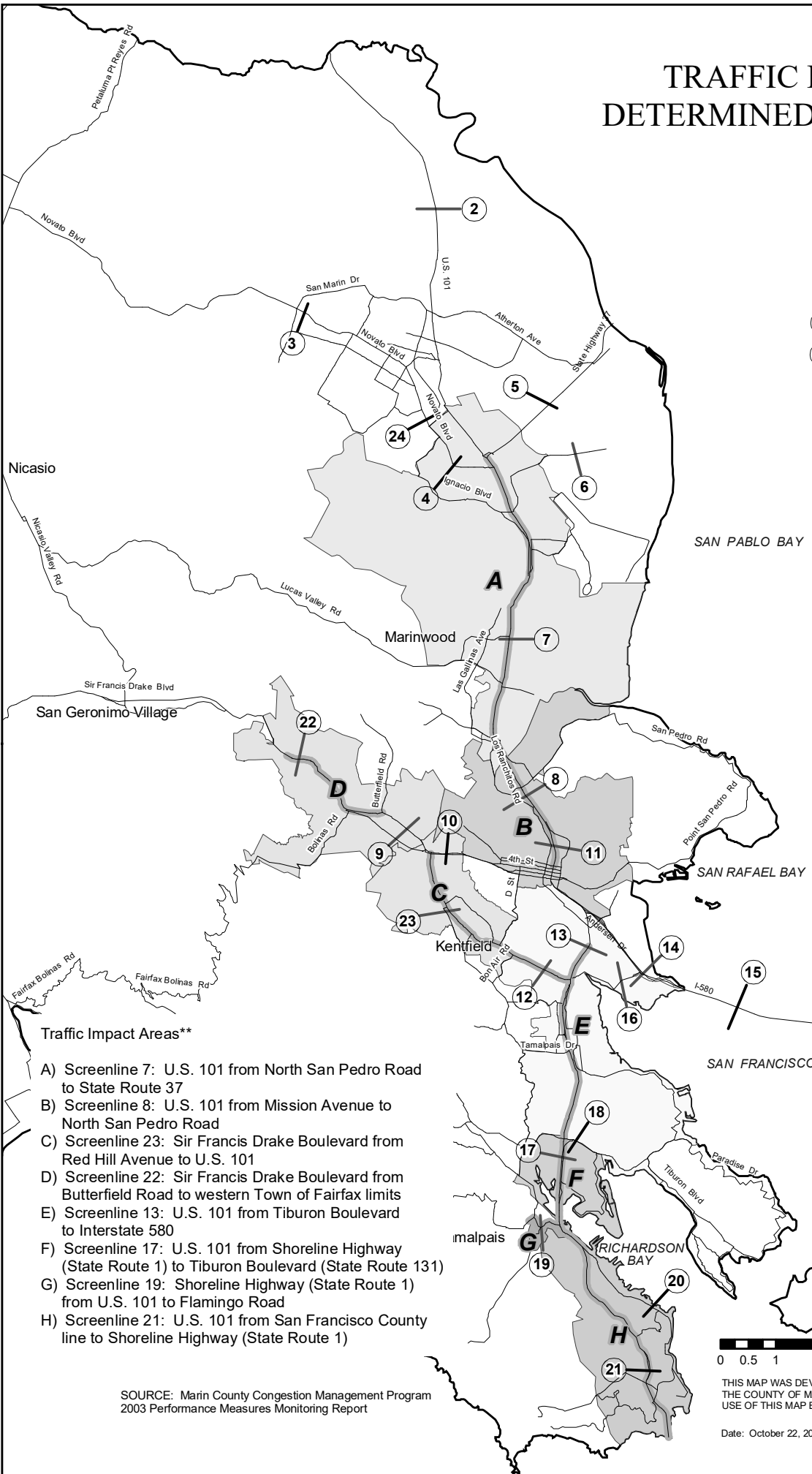
Legend

-  County Boundary
-  Highways and Primary Roads
-  Monitor Location*
-  Grandfathered Location*
-  Traffic Impact Areas

* Monitoring locations were counted during the PM peak period (4:00-6:00 P.M.)

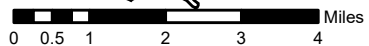
** The Traffic Impact Areas shown here are generalized locations that would most likely be affected by the proposed implementation of the suggested qualifying sites of the Housing Overlay Designation in Figure 3-3.

NOTE: The Housing Overlay Designation units may only be allocated to sites within the City-Centered Corridor.



Traffic Impact Areas**

- A) Screenline 7: U.S. 101 from North San Pedro Road to State Route 37
- B) Screenline 8: U.S. 101 from Mission Avenue to North San Pedro Road
- C) Screenline 23: Sir Francis Drake Boulevard from Red Hill Avenue to U.S. 101
- D) Screenline 22: Sir Francis Drake Boulevard from Butterfield Road to western Town of Fairfax limits
- E) Screenline 13: U.S. 101 from Tiburon Boulevard to Interstate 580
- F) Screenline 17: U.S. 101 from Shoreline Highway (State Route 1) to Tiburon Boulevard (State Route 131)
- G) Screenline 19: Shoreline Highway (State Route 1) from U.S. 101 to Flamingo Road
- H) Screenline 21: U.S. 101 from San Francisco County line to Shoreline Highway (State Route 1)



SOURCE: Marin County Congestion Management Program
2003 Performance Measures Monitoring Report

THIS MAP WAS DEVELOPED FOR GENERAL PLAN PURPOSES.
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Date: October 22, 2007

File: traffic_impact.mxd



BUILT ENVIRONMENT ELEMENT

- b. At least 49% of the units should be deed restricted and occupied to the maximum extent feasible by households whose incomes are 60% or less of area median income, adjusted for family size.
4. Affordable ownership and rental units shall be deed restricted in perpetuity or for a period of not less than 55 years to ensure a stock of affordable ownership and rental units.
5. Housing densities of at least 30 units per acre (except for sites designated Neighborhood Commercial/Mixed Use where at least 25 units per acre applies) on the portion of the site developed for housing.
6. Projects that qualify for the designation and meet the affordability requirements may be entitled to development standard adjustments, such as parking, floor area ratio, height and fee reductions, and other considerations.
7. Additional “units” of senior housing on an HOD site may be permitted if
 - a. the additional “units” are affordable to low and very low below-market households; and
 - b. projected peak-hour traffic impacts of the entire project site, including the traffic impacts of the additional “units” of senior housing, fall within the maximum peak-hour traffic generated by the permissible development on the site, based on a traffic study to verify reduced trips and reduced parking.
8. Parking requirements may be adjusted on a case-by-case basis for senior and affordable housing, using criteria established in the URBEMIS model to encourage transit-oriented development. Trip reduction credits may be obtained through utilization of a variety of mitigation measures: locating development close to transit, or in a location where the jobs/housing balance will be optimized; commitments from the developer to implement demand management programs, including parking pricing and leased parking for market-rate units; use of tandem parking and off-site parking, among other measures to permanently reduce parking need. Reduction of parking requirements is subject to discretionary approval and may require a parking study to verify reduced parking demand.
9. Potential impacts are mitigated to the maximum extent feasible.
10. Occupancy or resident preferences for HOD projects should be analyzed for appropriateness in each project, taking into consideration applicable traffic impacts, jobs/housing balance opportunities, and fair housing laws.

Application can be made by a property owner to the County for the designation of a new HOD site that meets all of the criteria identified in Policy CD-2.3. In such cases, the review authority may designate an additional HOD site and reallocate units “assigned to” HOD sites within the same Traffic Impact Area and within the 658 total HOD units. Funding shall be pursued to prepare master plans and related environmental review documents to facilitate development on HOD sites. The Marinwood Plaza Conceptual Master Plan approved by the Board of Supervisors provides an example of a community-based planning process that meets the goals of the Housing Overlay Designation.



MARIN COUNTYWIDE PLAN

The County's inclusionary housing ordinance (Marin County Code Chapter 22.22) shall be amended to exempt from inclusionary housing requirements any project developed with affordable housing as outlined in the HOD program.

The inclusion of workforce housing, especially for very low and low income households and for special needs housing, will be strongly encouraged at the time of commercial or other expansion and major remodeling proposals.

CD-2.e *Evaluate Residential Land Use Designations.* Evaluate residential land use designations and associated zoning to determine whether the following conditions exist:

- ◆ Planned multifamily designations are appropriately located.
- ◆ Minimum densities or other requirements would enable the development of more affordable housing rather than the construction of large, single-family homes on sites planned for multifamily residential development.

CD-2.f *Encourage the Formation of Community Land Trusts.* The Community Land Trusts should be encouraged to do the following:

- ◆ Provide affordable housing for lower income residents in the community
- ◆ Promote residential ownership and control of housing
- ◆ Capture the value of public investment for long-term community benefit
- ◆ Build a strong base for community action

CD-2.g *Identify and Plan Mixed-Use Sites.* Work with local cities and towns and the proposed City-County Planning Committee, the Marin Environmental Housing Collaborative, and similar collaborative venues to find sites suitable for mixed-use development (such as existing retail centers where housing can be added), and to establish appropriate site-specific standards that accommodate mixed use (such as increasing allowable building height). Seek funding to prepare specific plans and related environmental documents to facilitate mixed-use development at selected sites, and to allow these areas to serve as receiver sites for transfer of development rights away from environmentally sensitive lands. (See **CD-2.a**, **CD-5.b**, **DES-2.a**, **DES-2.c**, **DES-3.a**, **HS-3.n** through **HS-3.t**, and **TR-3.e**.)

CD-2.h *Promote Redevelopment of Sites.* Continue to redevelop blighted sites through the Redevelopment Agency, and promote other opportunities for reuse or intensification of marginally developed properties within existing communities.

CD-2.i *Conduct a 10-Year Countywide Homeless Plan.* Prepare a countywide plan to end homelessness in Marin County, including the following

- ◆ Gathering data and program information on existing emergency shelter, transitional housing, and interim housing availability
- ◆ Promulgating standards to guide the development of permanent housing



BUILT ENVIRONMENT ELEMENT

- ◆ Converting existing emergency shelter and transitional housing to better coordinate jail and mental health hospital discharges

- CD-2.j** *Allow Temporary Emergency Homeless Shelters.* Amend the Development Code to allow places of worship and public facilities to be used as temporary emergency homeless shelters.
- CD-2.k** *Analyze Affordable Housing Preferences.* Occupancy or resident preferences for affordable housing projects should be analyzed for appropriateness in each project, taking into consideration applicable vehicle impacts, jobs/housing balance opportunities, and fair housing laws.
- CD-2.l** *Analyze Additional HOD Sites During the Housing Element Update.* Ensure that other potential Housing Overlay Designation sites are analyzed and considered during the update of the Marin County Housing Element.
- CD-2.m** *Evaluate Affordability Rates of the HOD.* Monitor and update the affordability rates required in Program CD-2.d, *Implement the Housing Overlay Designation*, to advance the HOD goals of providing rental housing to our low income workforce, seniors, and special needs populations.
- CD-2.n** *Processing on Affordable Housing Projects.* The County will provide technical assistance and priority process affordable housing projects that meet established requirements for very low and low income housing as determined by State and federal criteria and HOD projects. The Community Development Agency director may waive fees or transfer In-Lieu Housing Trust funds to pay for up to 100% of the Community Development Agency fees for qualifying projects. The amount of fee waiver or transfer will be determined based on the proportion of the project that is below-market-rate housing and the length of time the housing shall remain affordable.
- CD-2.o** *Revise Affordable Housing Regulations to Retain Housing Stock.* During the Housing Element update process, evaluate and revise the Housing Element as appropriate in order to preserve the affordable housing supply, such as establishing in-lieu fees for residences converted to nonresidential use, requirements for replacement housing, and strategies for maintaining legal nonconforming affordable units, such as requiring rebuilt units to be deed restricted as affordable housing. To aid the evaluation, economic information and reasons why units are nonconforming should be provided.
- CD-2.p** *Encourage Community-Based Planning for Issues of Community-Wide Interest.* Encourage and support a community-based planning approach for projects with broad community-wide interest. The community-based planning process should promote cooperation and collaboration.
- CD-2.q** *Identify Affordable Housing Sites in Community Plans.* Community plans should include additional sites that are appropriate for and qualify as affordable housing sites.

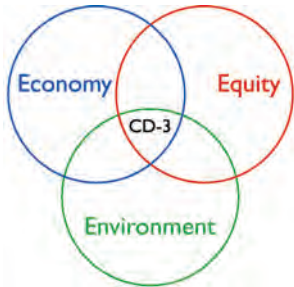


MARIN COUNTYWIDE PLAN

CD-2.r *Convert Existing Market Rate Units.* Identify specific strategies and funding mechanisms for the conversion of existing market rate units into permanently affordable housing.

What Are the Desired Outcomes?

GOAL CD-3



Low-Vehicle-Use Employment Opportunities. Facilitate employment opportunities that minimize the need for automobile trips, such as live/work, telecommuting, satellite work centers, and home occupations, in addition to mixed-use development strategies.

Policies

CD-3.1 Promote Human-Scale Businesses. Allow and encourage creation of studios and workspaces for artists, craftspeople, and other professionals, and encourage low-impact self-employment and home occupations, where they will be compatible with existing neighborhood character.

CD-3.2 Support Telecommuting and Satellite Work Centers. Encourage businesses and public agencies to offer telecommuting as a work alternative, and allow corporate satellite work centers near housing concentrations to enable residents who are employees of out-of-county businesses to reduce their commutes.

Why is this important?

Nationally, motor vehicles account for 94% of transportation emissions. Providing opportunities for people to reduce or eliminate commuting to work creates a number of benefits for the community.

Environment: Transportation emissions in the United States account for 61% of all CO₂ emissions. Decreasing the number of vehicles on the road has beneficial effects on air quality and greenhouse gas emissions. Marin's ecological footprint also decreases when the number and length of car trips are reduced.

Economy: In 2000, congestion cost America's motorists \$68 billion. Fewer cars on the road can significantly reduce the commuting time of urban drivers, who in 1999 spent an average of 36 hours, the equivalent of nearly five work days, in traffic delays. Employment alternatives that decrease the need to drive cars during peak traffic hours benefit the employees who no longer need to drive to work, others who still must commute, and companies whose productivity increases.

Equity: Adults are almost twice as likely to die from heart or lung disease when they live in high-traffic areas. Quality of life improves as more residents find services closer to home, roadways less crowded, and more time available for personal pursuits.



BUILT ENVIRONMENT ELEMENT

How will results be achieved?

Implementing Programs

CD-3.a *Update Zoning for Small-Scale Employment.* Amend the Development Code to expand areas where live/work, studios, crafts spaces, and open studios and residential tour events are allowed. Establish standards and permitting procedures for those uses, including roadside signage, routes, parking, frequency, time, and other issues as appropriate.

CD-3.b *Satellite Work Centers.* Amend the Development Code and work with local cities and towns to include satellite work centers in appropriate zoning districts and locations, and to encourage inclusion of telecommuting options in new commercial projects, in part through incentives to employers.



“The desire for community is a constant of human nature.”
– Stephen Price

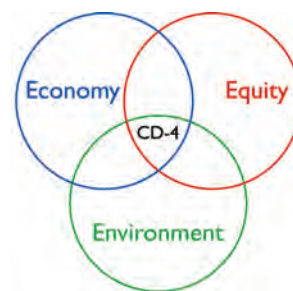
CD-3.c *Collaborate with the Marin Telecommunications Agency.* Continue to collaborate with, support, and participate as a member of the Marin Telecommunications Agency to promote and facilitate the policy objectives of that agency. Consider future amendment to the Marin Countywide Plan to include additional County-supported policies and programs to utilize best telecommunication technologies.

CD-3.d *Encourage Employee Commute Alternatives.* Encourage and implement model employee commute alternatives, including telecommuting, in partnership with the business community in order to reduce traffic congestion and greenhouse gas emissions.

What Are the Desired Outcomes?

GOAL CD-4

Coordinate Planning with Other Jurisdictions. Coordinate implementation of the Countywide Plan with community plans and planning efforts by local cities, towns, and special districts, and adjacent counties, as well as regional, State, and federal agencies.



Policies

CD-4.1 Update Community Plans. Amend existing community plans as necessary to define how policies and programs of the Countywide Plan will be implemented. (See Map 3-3, Community Plan Areas, and Map Set 3-34, Land Use Policy Maps, in the Planning Areas Section.)



MARIN COUNTYWIDE PLAN

- CD-4.2 Guide Local Planning Efforts.** Work with the proposed City-County Planning Committee and other interested organizations to encourage cities and towns and special districts in Marin to use the Countywide Plan policies and land use framework to guide development and assist in updating their local plans. (See other City-County Planning Committee programs in Goals CD-5 and CD-7.)
- CD-4.3 Participate with Regional, State, and Federal Agencies.** Coordinate with nearby counties, and with State and federal agencies, regarding regional land use and transportation planning.
- CD-4.4 Provide a Forum to Monitor Issues of Concern.** Provide periodic forums with the cities and towns, other local agencies, and members of the public to engage in discussions on issues of mutual concern, such as more-efficient delivery of services, and to promote the sharing of ideas, information, resources, and best practices for Marin.
- CD-4.5 Achieve Consensus.** Work with the cities and towns to achieve consensus regarding housing and nonresidential growth projections.

Why is this important?

Because the Countywide Plan has impacts beyond the borders of unincorporated land, the County will benefit by providing widespread notification of its planning activities, paying close attention to the concerns of its neighbors, and providing input to planning efforts in neighboring jurisdictions and in the regional context.

Environment: Natural systems, such as prevailing winds, water currents, and habitat, do not recognize city and county boundaries. Environmental protection is best accomplished when planning is exercised on a larger scale rather than piecemeal. Likewise, major principles of the Countywide Plan, such as focusing development around transit nodes, need to be carried out through local plans.

Economy: Coordinating strategic decisions among communities is an effective way to determine the most appropriate locations for businesses, housing, and transportation.

Equity: A broader view of planning is necessary to sufficiently address public health, social services, and other quality-of-life issues in Marin.








How will results be achieved?

Implementing Programs

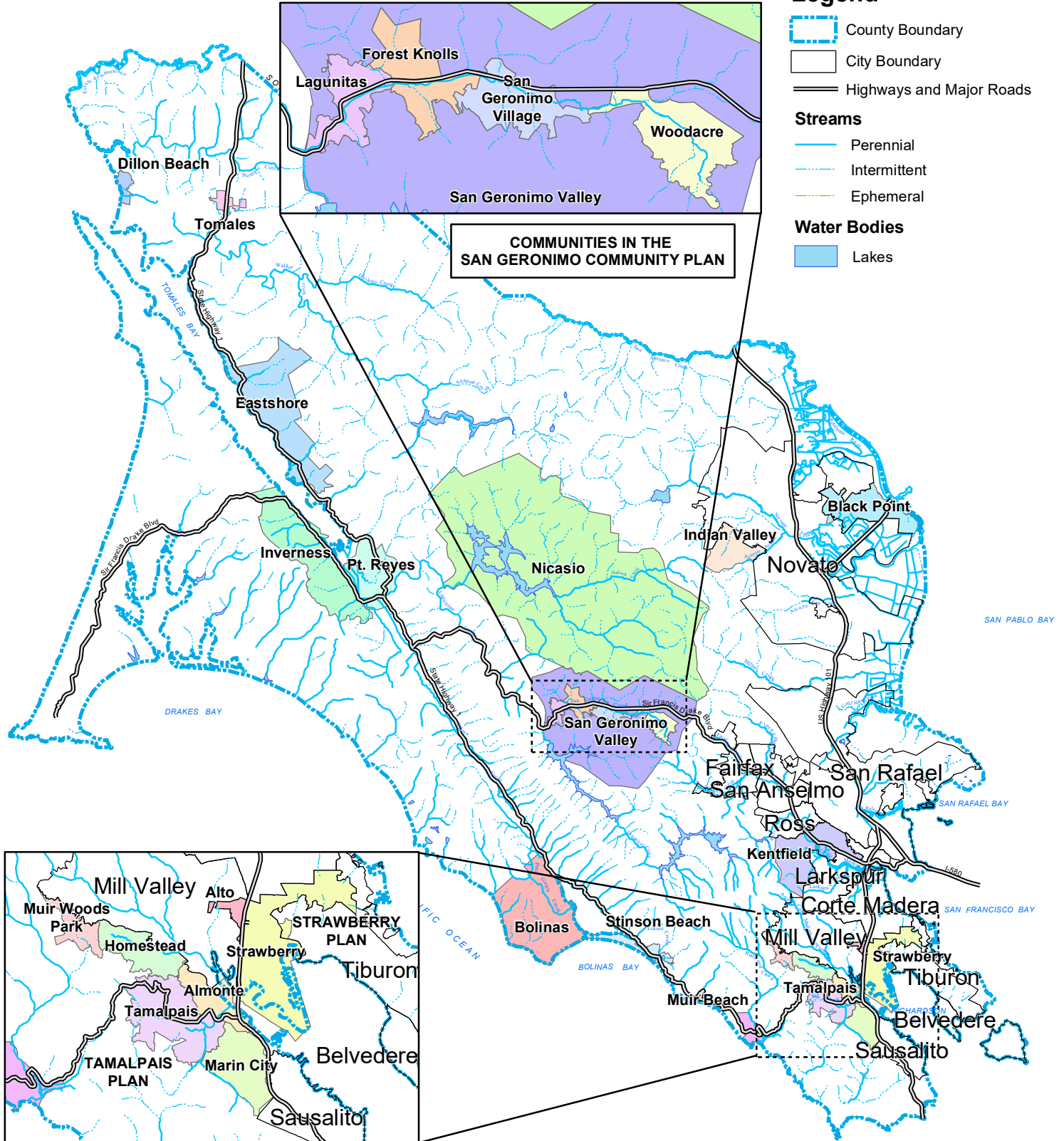
- CD-4.a** *Update Community Plans with a Watershed-Protection Approach.* Revise existing community plans in accordance with an approved work program to maintain consistency with the land use plan and programs of the Countywide Plan. Emphasis should also be placed on the need to consider and protect the health of watersheds when making site-specific land use decisions (see Map Set 3-37, Land Use Policy Maps, in the Planning Areas Section). These updated community plans should also

MAP 3-3 COMMUNITY PLAN AREAS

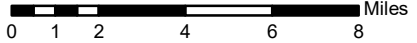
Legend

-  County Boundary
-  City Boundary
-  Highways and Major Roads
- Streams**
 -  Perennial
 -  Intermittent
 -  Ephemeral
- Water Bodies**
 -  Lakes

COMMUNITIES IN THE SAN GERONIMO COMMUNITY PLAN



COMMUNITIES IN SOUTHERN MARIN



THIS MAP WAS DEVELOPED FOR GENERAL PLAN PURPOSES. THE COUNTY OF MARIN IS NOT RESPONSIBLE OR LIABLE FOR USE OF THIS MAP BEYOND ITS INTENDED PURPOSE.

SOURCE: Marin County Community Development Agency

Date: July 6, 2005

File: Comm Plan Areas.mxd



BUILT ENVIRONMENT ELEMENT

evaluate and refine the locations of the Ridge and Upland Greenbelt, Baylands Corridor, and address topics such as design issues, home size (see DES-4.c), affordable housing sites, hazards, evacuation routes, flooding, bicycle and pedestrian circulation, and other issues as needed. (See also CD-4.g, *Consider Additional Community Plans for Unincorporated Areas.*)

- CD-4.b** *Coordinate with Local Jurisdictions.* Work with cities and towns, districts, and the proposed City-County Planning Committee to ensure that their plans are consistent with Countywide Plan policies and programs; to update population and employment projections used to estimate service and capital project needs; and to address key issues that require joint planning, such as the shared use of indicator-based software that tracks air and water quality, energy, transportation, and other critical concerns.
- CD-4.c** *Coordinate with Adjacent Jurisdictions.* Provide comments as feasible on the general plan updates or proposed major development projects, and participate in cooperative transportation and land use planning efforts with nearby jurisdictions. Seek comments from neighboring jurisdictions on the Marin Countywide Plan and other County planning efforts.
- CD-4.d** *Coordinate with State and Federal Authorities.* Collaborate with the National Park Service, the State Department of Parks and Recreation, and other appropriate agencies during review of development proposed for property within or adjacent to State or federal lands within and adjacent to Marin County.
- CD-4.e** *Initiate Periodic City-County Meetings.* Collaborate with representatives from each of the cities and towns, such as officials and planning staff, to initiate periodic meetings to provide a forum to jointly discuss and monitor issues of mutual concern (such as traffic, more-efficient provision of services, jobs/housing balance, and affordable housing opportunities) and find potential policy solutions to those issues.
- CD-4.f** *Establish a City-County Planning Committee.* Consult with the cities and towns to consider establishing a City-County Planning Committee consisting of representatives and staff from the cities, the towns, and the County to do the following:
- collaborate on housing, transportation, land use, and sustainability issues;
 - evaluate and monitor the cumulative impacts of planning and development;
 - provide a forum for the sharing of ideas, information, resources, and best approaches for Marin; and
 - pursue funding opportunities for planning efforts on topics of mutual interest.
- CD-4.g** *Consider Additional Community Plans for Unincorporated Areas.* Propose development of additional community plans for unincorporated neighborhoods, such as Santa Venetia and Muir Woods Park, to be considered by the Board of Supervisors when reviewing Community Development Agency work program priorities. Community plans should focus on needs and concerns specific to particular neighborhoods, such as design issues, home size (see DES-4.c), affordable housing

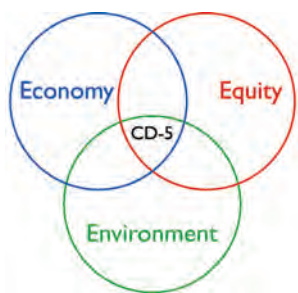


MARIN COUNTYWIDE PLAN

sites, hazards, and evacuation routes. (See also CD-4.a, *Update Community Plans with a Watershed-Protection Approach*.)

What Are the Desired Outcomes?

GOAL CD-5



Effective Growth Management. Manage growth so that transportation, water, sewer, wastewater facilities, fire protection, and other infrastructure components remain adequate.

Policies

CD-5.1 Assign Financial Responsibility for Growth. Require new development to pay its fair share of the cost of public facilities, services, and infrastructure, including but not limited to transportation, incremental water supply, sewer and wastewater treatment, solid waste, flood control and drainage, schools, fire and police protection, and parks and recreation. Allow for individual affordable housing projects to be exempted from the full cost of impact fees, subject to meeting specified criteria.

CD-5.2 Correlate Development and Infrastructure. For health, safety, and general welfare, new development should occur only when adequate infrastructure is available, consistent with the following findings:

- a. Project-related traffic will not cause the level of service established in the circulation element to be exceeded (see TR-1.e).
- b. Any circulation improvements or programs needed to maintain the established level of service standard have been programmed and funding has been committed.
- c. Environmental review of needed circulation improvement projects or programs has been completed.
- d. The time frame for completion of the needed circulation improvements or programs will not cause the established level of service standard to be exceeded.
- e. Wastewater, water (including for adequate fire flows), and other infrastructure improvements will be available to serve new development by the time the development is constructed.

Why is this important?

In California, approximately 83% of city revenue and 80% of County revenue is collected through State and federal taxes and fees, and redistributed at the local level. In many cases, the distribution of these funds does not generate sufficient revenue for local governments to provide municipal services to area residents. Services must be provided beyond current levels to reach the people who will live and work in new developments.

Environment: Planning ahead for infrastructure required for new development will ensure that environmental impacts are considered and mitigated.



BUILT ENVIRONMENT ELEMENT

Economy: Direct property loss due to fires is estimated at \$8.6 billion annually in the United States. As local governments plan for and maintain adequate fire, water, and sewer systems, as well as roadway and transportation services, it is necessary for new development to pay the incremental costs of expanding infrastructure capacity, such as new water development or expansion of wastewater facilities, to protect people and property.

Equity: Every year, more than 5,000 people die in fires in the United States and over 25,000 are injured. Fire protection, transportation, water, and sewer wastewater facilities are essential to the public health and safety of all Marin communities.

How will results be achieved?

Implementing Programs

- CD-5.a** *Review and Correlate Countywide Growth and Infrastructure.* Work with the proposed City-County Committee or a similar collaborative venue (to be established pursuant to Program CD-4.f) to review countywide growth, planned land use, and traffic and service capacity. As warranted by the monitoring information, encourage all jurisdictions to amend their respective general plans and zoning from allowing “theoretical full build-out” of nonresidential uses to allowing “realistic build-out” to ensure correlation of planned land uses with traffic capacity and the capacity of all essential public services.
- CD-5.b** *Develop Highway 101 Corridor-Specific Plans.* Work with the proposed City-County Planning Committee and the cities and towns of Marin to formulate specific or master plans along the 101 corridor that identify and plan for appropriate sites for higher-intensity, transit-oriented development, including mixed-use projects. (See CD-2.a, CD-2.d, DES-2.a, DES-2.c, DES-3.a, and HS-3.n through HS-3.t.)
- CD-5.c** *Maintain Traffic Levels of Service.* Cooperate through the proposed City-County Planning Committee to coordinate the pace of development with the provision of alternative transportation system capacity. Modify land use designations; provide capital improvements and transit services as necessary to maintain traffic level of service standards for Highway 101 and other routes of regional significance.
- CD-5.d** *Coordinate with Water and Sanitary Districts.* Work with cities and towns through the proposed City-County Planning Committee to communicate regularly with water and wastewater service providers regarding development activities, growth projections, and capacity issues.
- 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 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



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Countywide Plan including, but not limited to, those governing environmental protection.

- CD-5.f** *Redefine Countywide Planning Functions.* Consider redefining the functions of the currently inactive Countywide Planning Agency to include a housing action team, energy conservation, countywide revenue structure, a review of major development projects for traffic impacts, balancing the jobs/housing ratio, and sharing land use planning and monitoring software programs.
- CD-5.g** *Consider Transfer of Development Rights.* In concert with city and town governments, consider creating a program that would enable transfer of development rights from bayfront or ridge and upland greenbelt areas to medium- and higher-intensity centers in existing communities, in compliance with site-specific development and design standards tailored to parcels designated for receiving increases in density (see Program AG-1.f).
- CD-5.h** *Require Development to Meet Performance Standards.* Amend the Development Code to include level of service and other performance standards for public facilities, services, and infrastructure. Require development proposals to provide fiscal impact analyses that estimate resulting costs and/or benefits to local government, and to propose methods to finance any new or expanded facilities needed.
- CD-5.i** *Charge New Development for Urban Services.* Amend appropriate codes to require new projects to pay for the infrastructure and services they necessitate, including through private financing or assessment districts (such as County Service Areas). Allow exceptions and/or full or partial waivers for affordable housing developments that meet specified criteria. (See the Public Facilities and Services Section.)
- CD-5.j** *Exempt Affordable Housing Developments.* Prepare criteria by which affordable housing projects targeting low and very low income households can be exempted from paying the full cost of impact fees.
- CD-5.k** *Monitor Growth and Circulation.* At least every five years, review the unincorporated County's growth, planned land use, traffic capacity, funded traffic improvements, traffic mitigation list, and traffic fees. Assess growth assumptions, and modify land use and circulation policies as needed, to ensure adequate circulation capacity to serve development.
- CD-5.l** *Provide Adequate Infrastructure Capacity.* Plan the circulation system and public infrastructure and services to provide capacity for the unincorporated county's realistic build-out.
- CD-5.m** *Development Review.* Ensure that policy provisions are evaluated and implemented through the development and environmental review processes. If required by statute or case law, the County may waive or modify policy requirements determined to have removed all economically viable use of the property.



BUILT ENVIRONMENT ELEMENT

CD-5.n *Ensure Current Land Use Data.* Consult with the Transportation Authority of Marin and MarinMap to review and revise the process to update the land use database to ensure that the data is kept current, complete, and accurate. This could be accomplished through either of the following two options:

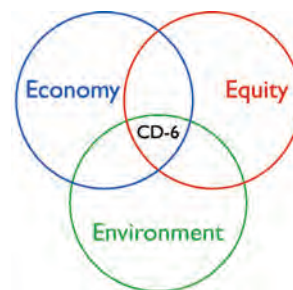
1. Collaborate with the Transportation Authority of Marin to allocate additional funds from TAM’s budget to work with the cities and towns to maintain and update the database; or
2. Consider amending the MarinMap Service Level Agreement to allocate additional funds from MarinMap member agencies lacking sufficient staff time and resources to maintain the database or a similar approach to enable working with the cities and towns to perform the updates.

CD-5.o *Continue to Fund MarinMap.* Provide funding for MarinMap according to the adopted member dues schedule.

What Are the Desired Outcomes?

GOAL CD-6

Confinement of Urban Development. Concentrate new medium- to high-intensity land uses at infill areas where services can be provided.



Policies

CD-6.1 Coordinate Urban Fringe Planning. Seek city review of development proposed adjacent to urban areas. Discourage development requiring urban levels of service from locating outside urban service areas. Coordinate with cities and towns regarding their plans and rules for annexing urbanized areas.

CD-6.2 Update Sphere of Influence and Urban Service Area Boundaries. Support LAFCO’s efforts to update the sphere of influence boundary plans for local jurisdictions. Update the urban service area boundaries, if necessary.

Why is this important?

Urban sprawl causes approximately 10% more annual public service deficits and 8% higher housing occupancy costs than clustered development. Urban development is best served if it occurs in urbanized locations, which are equipped to provide water, sewer, police, and fire protection services efficiently.

Environment: Restricting medium- to higher-intensity uses to existing developed areas can help stop sprawl and



“A downtown office building well served by transit pollutes far less than a suburban office building accessible only by car.”

— Steve Belmont



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conserve open space and irreplaceable natural resources on the urban fringe. Compact community and building design means less land for construction. It also provides and protects more open, undeveloped land, enabling it to absorb and filter rainwater, as well as reduce flooding and stormwater drainage needs; and it lowers the amount of pollution washing into our streams, rivers, and lakes. This approach also reduces the energy needed for transportation, moving water, and other services, and thus lowers greenhouse gas emissions and the ecological footprint.

Economy: Providing services to “greenfield” developments can cost \$60,000 per dwelling unit. Upgrading these services in “brownfields” can be completed for \$5,000 to \$10,000 per unit, and for even less in unbuilt and uncontaminated areas. A 2004 report found that states could reduce capital spending by 10% to 20%, and ongoing service delivery costs by almost 4%, if they confined urban development and used “smart growth” measures.

Equity: People who live in areas with a high degree of sprawl are more likely to report chronic health problems such as high blood pressure, arthritis, headaches, and breathing difficulties, compared with residents in less-sprawled-out areas. Concentrating development expands affordable housing and employment options and improves the quality of life for residents.

How will results be achieved?

Implementing Programs

- CD-6.a** ***Consider Annexation of Urbanized Areas.*** Encourage annexation of lands proposed for intensified development in urban service areas or within established urban growth boundaries by calculating density at the lowest end of the Countywide Plan designation range, thereby allowing less-intensive development than permitted by the neighboring city or town (unless limited to housing affordable to very low or low income residents, or specified in an adopted specific, community, or master plan).
- CD-6.b** ***Submit Project Proposals to Cities and Towns.*** Refer review of any master plan, subdivision, or development proposal for land within an urban service area to the adjacent city or town. Encourage the city to annex the subject land prior to consideration of subdivision or urban development.
- CD-6.c** ***Clarify City and Town Policies.*** Encourage cities and towns to amend their general plans and implement ordinances as necessary to clarify their policies regarding development of the unincorporated portions of their urban service areas. Require annexation of those areas prior to providing services to undeveloped properties. Prezone all undeveloped land located within the urban service area or in areas of probable annexation (as allowed by Section 65859 of the California Government Code).
- CD-6.d** ***Review Urban Service Areas.*** Participate in LAFCO’s periodic review of adopted spheres of influence and service review studies of cities and towns and special districts (see Section 3.11, Public Facilities and Services). Update County maps to show any changes to city spheres of influence or urban service areas. For example, LAFCO has reviewed cities and towns in central Marin, and removed several unincorporated,



BUILT ENVIRONMENT ELEMENT

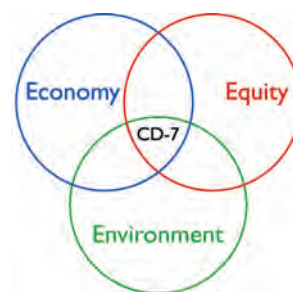
established communities, including Lucas Valley, Marinwood, and the St. Vincent’s and Silveira area, from the urban service areas of San Rafael.

CD-6.e *Incorporate Adopted Spheres of Influence.* Update County maps to show the adopted changes resulting from LAFCO’s study of the spheres of influence and service areas in southern Marin, called the Southern Marin Service Review and Sphere of Influence Update. This study evaluates the spheres of influence for Belvedere, Tiburon, Mill Valley, and Sausalito, and evaluates the service boundaries for the fire and sanitary districts, as well as other special districts.

What Are the Desired Outcomes?

GOAL CD-7

Evaluation and Monitoring of Plan Implementation. Expand the information technology system that evaluates incremental implementation of the Countywide Plan and gauges the cumulative achievement of Plan goals over time.



Policies

CD-7.1 Benchmarking and Progress Monitoring. Use information technology to make periodic measurements of the status of conditions and how much progress is being made toward goals. These types of measurements should be made for the county in total as well as subareas such as watersheds, planning areas, cities, towns, and neighborhoods.

CD-7.2 Incremental Development Evaluation. Use information technology to evaluate proposed development projects in terms of their internal qualities, impacts on surrounding areas, and consistency with Plan goals. These measurements should be used to inform the public and decision makers in ways that encourage modification of development proposals to enhance their qualities, reduce adverse impacts, and ensure Plan consistency.

Why is this important?

Between 1982 and 1997, the United States lost almost 500,000 acres of “prime” farmland to development every year. Where there were 150 dairies in Marin County, only the 27 largest operations continue today. If the Plan’s goals are to be achieved, it is essential that incremental actions and cumulative changes be evaluated and monitored to ensure that decision making is consistently headed in the right direction. The complexity of the County’s resources, its public constituencies, and its development processes require a systematic approach to evaluation and monitoring, and the County’s investment in information technology should be focused particularly on the need for clear and objective Plan implementation.



MARIN COUNTYWIDE PLAN

Environment: The Bay Area, although it accounts for only 4% of California’s acreage, is home to 36% of the state’s total number of federally listed endangered and threatened species. Implementation of Countywide Plan sections such as Biological Resources, Water Resources, and Agriculture and Food can benefit the environment, for example, by enhancing native habitat and biodiversity, ensuring clean water supplies, and preserving agricultural lands.

Economy: Implementation of Countywide Plan sections such as Economy, Transportation, and Education can benefit the economy, for example, by establishing and maintaining a diverse and sustainable local economy, providing for the safe and efficient movement of people and goods, and ensuring the availability of ample educational opportunities.

Equity: In 2000, nearly 10% of Marin’s population was either homeless or at risk of becoming homeless. In 2002, there were more than 4,500 children in Marin under the age of three competing for just over 1,000 child care spaces. Implementation of Countywide Plan sections such as Housing, Child Care, and Community Participation can benefit social equity, for example, by providing a range of housing options, increasing the number of child care facilities, and encouraging broad and diverse participation in County planning efforts and local decision making.

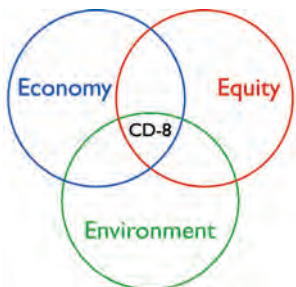
How will results be achieved?

Implementing Programs

- CD-7.a **Stakeholder Cooperation.** Work with local governments, a proposed City-County Planning Committee, developers, design professionals, and interest groups to carry out a common evaluation and monitoring system that is accessible to all parties and capable of being supported by shared resources.
- CD-7.b **Technical Stewardship.** Establish a core group of stakeholders and staff to maintain and operate the evaluation and monitoring system, with leadership from the Community Development Agency.
- CD-7.c **Data Development.** Continue to improve the extent and quality of data required for an evaluation and monitoring system, particularly demographic, land use, transportation, and environmental data used by geographic information systems and related modeling technologies.

What Are the Desired Outcomes?

GOAL CD-8



Land Use Categories. Map land use categories that further the goals of the Countywide Plan.

Policies

CD-8.1 Establish Land Use Plan Map Designations. Land use designations are established as shown on the Land Use Policy Maps based on such factors as



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- ◆ natural resource protection;
- ◆ existing and surrounding land uses;
- ◆ the area's jobs/housing ratio;
- ◆ economic and fiscal goals;
- ◆ traffic capacity and transit needs; and
- ◆ environmental hazards.

CD-8.2 **Establish Land Use Categories.** Established land use categories are generalized groupings of land uses that define a predominant land use type. Some listed uses will be conditional uses under zoning, will require a use permit or other discretionary approval, and may be allowed only in limited areas or under limited circumstances.

CD-8.3 **Establish Land Use Intensity Standards.** Standards of building intensity expressed as floor area ratios or residential densities (dwelling units per acre) are established for each land use designation. To convert residential units to population densities, 2.3 persons per household shall be assumed. To convert commercial intensities to numbers of jobs, the following nationwide conversion standards shall be applied (in employees per 1,000 square feet of gross floor area): Retail – 4 employees; Wholesale – 3 employees; Service – 3 employees; Manufacturing – 1.1 employees; Other – 3.65 employees.

CD-8.4 **Establish Agriculture and Conservation Land Use Categories.** Agriculture and Conservation land use categories are established for land with resource values both for agricultural production and for wetlands and wildlife habitat. These lands may also have physical constraints, such as heavily wooded hillsides and ridgelines, that limit their potential for agricultural production and deserve protection on the basis of their habitat and visual resource values. Historically, 60 acres has been the minimum parcel size for most agricultural and resource conservation lands in the county. Various policies regarding agricultural productivity, water availability, effects on water quality, and other factors govern the subdivision of such lands, along with the densities and intensities described below. The effect is that subdivisions of agricultural and resource conservation lands are rare. The following Agricultural and Conservation land use categories are established:

Agriculture and Conservation 1. This land use category is established for agricultural and conservation uses, including nonresidential structures necessary for agricultural operations at a floor area ratio (FAR) of .01 to .09¹, and housing at a density of one dwelling unit per 31 to 60 acres.

Agriculture and Conservation 2. This land use category is established for agricultural and conservation uses, including nonresidential structures necessary for agricultural operations at a floor area ratio (FAR) of .01 to .09¹, and housing at a density of one dwelling unit per 10 to 30 acres.

¹In addition to FAR, building intensity standards are established by Policy AG-1.6 and Program AG-1.a regarding maximum building size.



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Agriculture and Conservation 3. This land use category is established for agricultural and conservation uses, including nonresidential structures necessary for agricultural operations at a floor area ratio (FAR) of .01 to .09¹, and housing at a density of one dwelling unit per 2 to 9 acres, with an emphasis on affordable housing.

CD-8.5

Establish Agricultural Land Use Categories. Agriculture land use categories are established to preserve and protect a variety of agricultural uses, and to enable the potential for agricultural production and diversification. Historically, 60 acres has been the minimum parcel size for most agricultural lands in the county. Various policies regarding agricultural productivity, water availability, effects on water quality, and other factors govern the subdivision of such lands, along with the intensities described below. The effect is that subdivisions of agricultural lands are rare. The following Agricultural land use categories are established:

Agriculture 1. This land use category is established for agricultural uses, including nonresidential structures necessary for agricultural operations at a floor area ratio (FAR) of .01 to .09¹, and housing with a density of one dwelling unit per 31 to 60 acres.

Agriculture 2. This land use category is established for agricultural uses, including nonresidential structures necessary for agricultural operations at a floor area ratio (FAR) of .01 to .09¹, and housing with a density of one dwelling unit per 10 to 30 acres.

Agriculture 3. This land use category shall be provided for agricultural uses, including nonresidential structures necessary for agricultural operations at an FAR of .01 to .09¹, and housing with a density of one dwelling unit per 1 to 9 acres.

CD-8.6

Establish Residential Land Use Categories and Densities. Residential development is designated at a full range of densities, with an emphasis on providing more affordable housing including incentives for low and very low income units, while also recognizing that physical hazards, fire risk, development constraints, protection of natural resources, and the availability of public services and facilities can limit housing development in some areas.

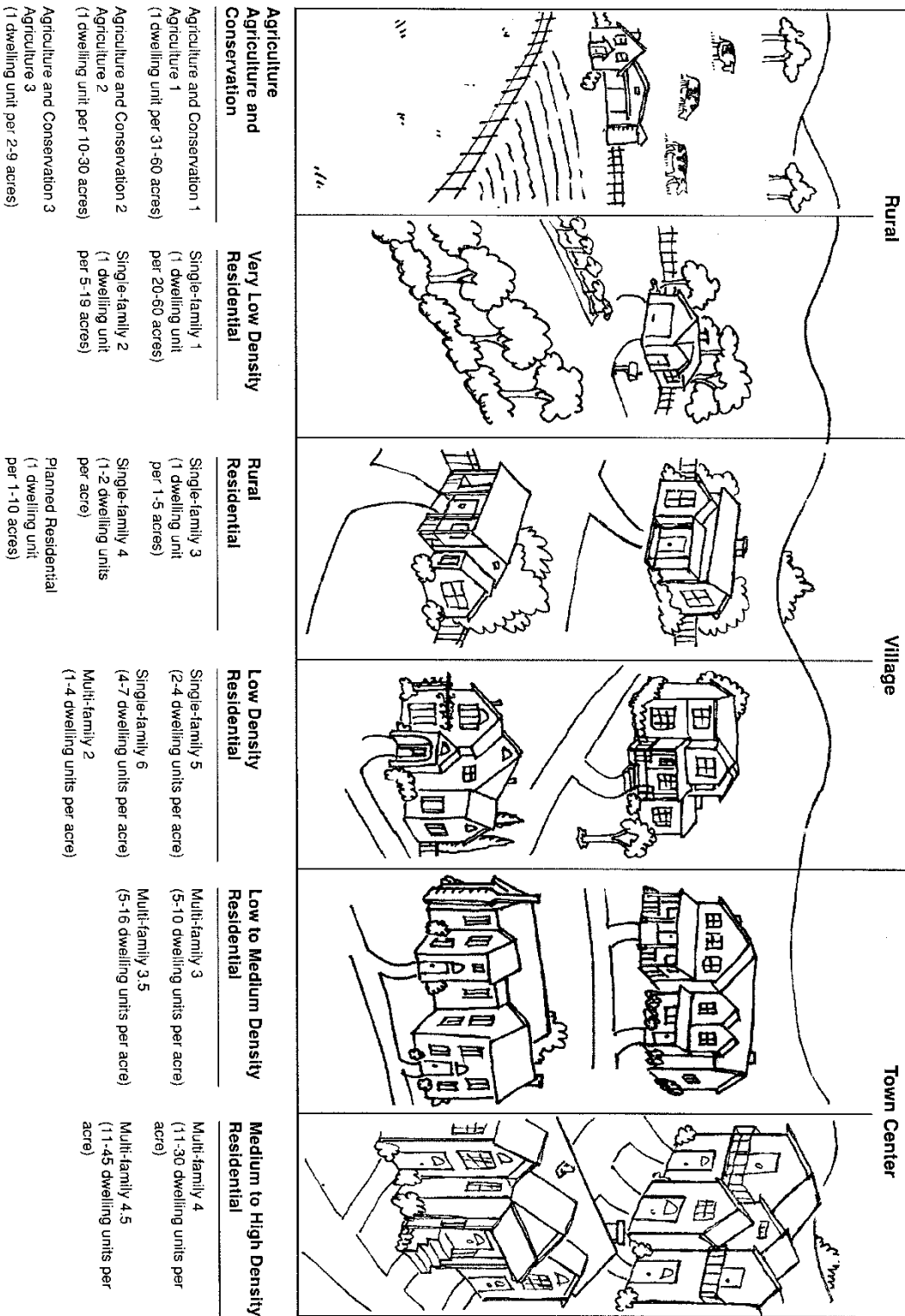
The following categories are established for residential land uses. Standards of population density and building intensity are established for each category. Density ranges expressed as dwelling units per acre are provided for residential uses. For nonresidential uses permitted in a residential land use category, the FAR established for that land use category shall apply. For illustration purposes, Figure 3-4 provides a transect diagram that describes residential land use designations by development type and density. The Countywide Plan's Land Use Policy Maps apply these designations to property within the unincorporated portions of the county.

Some examples of zoning designations that are consistent with various general plan residential designations are provided below (these may not be the only possible consistent zoning designations), and the zoning maps and Development Code provide additional details regarding allowed uses and development standards. Other uses that



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Figure 3-2b Transect Showing Ranges of Residential Density for Countywide Plan Land Use Categories





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may be permitted in residential land use designations include, but are not limited to, parks, playgrounds, crop and tree farming, nurseries and greenhouses, home occupations, schools, libraries, museums, community centers, places of worship, hospitals, retreats, educational institutions, philanthropic and charitable institutions, cemeteries, golf courses, country clubs, stables and riding academies, and family day care homes.

Very Low Density Residential

The following very low density residential land use categories (minimum lot sizes of 5 to 60 acres) are established for single-family residential development on large properties in rural areas where public services are very limited or nonexistent and on properties where significant physical hazards and/or natural resources significantly restrict development.

Land Use Category	Minimum Lot Size	FAR	Consistent Zoning
Single-Family 1 (SF1)	20 to 60 acres	.01 to .09	RSP-0.05 to RSP-0.016 AH
Single-Family 2 (SF2)	5 to 19 acres	.01 to .09	RSP-0.02 to RSP-0.05 AH

Rural/Residential. The following Rural/Residential residential land use categories (minimum lot sizes of 20,000 square feet to 5 acres) are established for single-family residential development in areas where public services are limited and on properties where physical hazards and/or natural resources may restrict development.

Land Use Category	Minimum Lot Size/ Density Ranges ¹	FAR	Consistent Zoning
Single-Family 3 (SF3)	1 to 5 acres	.01 to .09	R1:B4 R1:B5 RA:B4 RA:B5 RA:B6 ARP-2 RSP-0.2 to RSP-1 A2:BD A2:B4 AH

¹Low end is minimum allowed, except when the property is subject to site specific environmental constraints or other policies that result in a lower density or FAR being more appropriate.



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Land Use Category	Minimum Lot Size/ Density Ranges ¹	FAR	Consistent Zoning
Single-Family 4 (SF4)	20,000 sq. ft. to 1 acre (1-2 du/ac ²)	.01 to .15	RA:B3 RSP-1.1 to RSP-2 R1:BD R1:B3 RR:B3 RE:B3 AH
Planned Residential (PR)	1 unit per 1 to 10 acres	.01 to .09	RMP-1 to RMP 0.1 AH

Low Density Residential

The following low density residential land use categories (minimum lot sizes of 20,000 square feet or less) are established for single-family and multi-family residential development in areas where public services and some urban services are available and where properties are not typically limited by physical hazards or natural resources.

Land Use Category	Minimum Lot Size/ Density Ranges ¹	FAR	Consistent Zoning
Single-Family 5 (SF5)	10,000 to 20,000 sq. ft. (2-4 du/ac ²)	.01 to .25	R1:B2 RA:B2 RR:B2 RSP-2.1 to RSP-4 A2:B2 AH
Single-Family 6 (SF6)	Less than 10,000 sq. ft. (4-7 du/ac ²)	.01 to .3	R1 R1:B1 RA:B1 BFC-RF RSP-4.1 to RSP-7.5 AH
Multi-Family 2 (MF-2)	1 to 4 du/ac ²	.01 to .3	R2 RMP-1 to RMP-4 AH

²du/ac = dwelling units per acre.

¹Low end is minimum allowed, except when the property is subject to site specific environmental constraints or other policies that result in a lower density or FAR being more appropriate.

²du/ac = dwelling units per acre.



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Low to Medium Density Residential

The following low to medium density residential land use categories (from 5 to 16 units per acre) are established where moderate density single-family and multi-family residential development can be accommodated in areas that are accessible to a range of urban services near major streets, transit services, and neighborhood shopping facilities.

Land Use Category	Density Range ¹	FAR	Consistent Zoning
Multi-Family 3 (MF3)	5 to 10 du/ac ²	.1 to .3	RMP-5 to RMP-10 AH
Multi-Family 3.5 (MF3.5)	5 to 16 du/ac ²	.1 to .3	RMP-5 to RMP-16 AH

Medium to High Density Residential

The following medium to high density residential land use categories (from 11 to 45 units per acre) are established within the City-Centered Corridor and in communities or villages where multi-family development can be accommodated with easy accessibility to a full range of urban services and locations near major arterials, transit services, and community and regional shopping facilities.

Land Use Category	Density Range ¹	FAR	Consistent Zoning
Multi-Family 4 (MF4)	11 to 30 du/ac ²	.1 to .8	RMP-11 to RMP-30 RX AH
Multi-Family 4.5 (MF4.5)	11 to 45 du/ac ²	.6 to .9	RMP-11 to RMP-45 AH

CD-8.7

Establish Commercial/Mixed-Use Land Use Categories and Intensities.

Commercial/mixed-use land use categories are established to provide for a mix of retail, office, and industrial uses, as well as mixed-use residential development or exclusively affordable residential development, in a manner compatible with public facilities, natural resource protection, environmental quality, and high standards of urban design. Mixed-use developments are intended to incorporate residential units on commercial properties, including on-site housing for employees, thereby contributing

¹Low end is minimum allowed, except when the property is subject to site specific environmental constraints or other policies that result in a lower density or FAR being more appropriate.

²du/ac = dwelling units per acre.



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to affordable housing and reduced commutes. For projects consisting of low and very low income affordable units, the FAR may be exceeded to accommodate additional units for those affordable categories. For projects consisting of moderate income housing, the FAR may be exceeded in areas with acceptable levels of service – but not to an amount sufficient to cause an LOS standard to be exceeded. Up to 1,036 residential units may be approved countywide for mixed-use development, subject to a discretionary approval process.

The following criteria shall apply to any mixed-use development:

1. For parcels larger than 2 acres in size, no more than 50% of the new floor area may be developed for commercial uses, and the remaining new floor area shall be developed for new housing.

For parcels 2 acres and less in size, no more than 75% of the new floor area may be developed for commercial uses, and the remaining new floor area shall be developed for new housing.
2. Projected peak-hour traffic impacts of the proposed mixed-use development are no greater than that for the maximum commercial development permissible on the site under the specific land use category.
3. Priority shall be given to the retention of existing neighborhood serving commercial uses.
4. The site design fits with the surrounding neighborhood and incorporates design elements such as podium parking, usable common/open space areas, and vertical mix of uses, where appropriate. In most instances, residential uses should be considered above the ground floor or located in a manner to provide the continuity of store frontages, while maintaining visual interest and a pedestrian orientation.
5. For projects consisting of low income and very low income affordable units, the FAR may be exceeded to accommodate additional units for those affordable categories. For projects consisting of moderate income housing, the FAR may only be exceeded in areas with acceptable traffic levels of service – but not to an amount sufficient to cause an LOS standard to be exceeded.
6. Residential units on mixed-use sites in the Tamalpais Area Community Plan area shall be restricted to 100 residential units, excluding units with valid building permits issued prior to the date of adoption of the Countywide Plan update. The 100 unit cap includes any applicable density bonus and such units are not subject to the FAR exceptions listed in #5 above due to the area's highly constrained (week and weekend) traffic conditions, flooding, and other hazards.



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Renovations not resulting in additional square footage will be exempt from the above requirements if consistent with the requirements of the Marin County Jobs-Housing Linkage Ordinance, Chapter 22.22 of the Development Code.

The following categories shall be established for commercial land uses:¹

General Commercial/Mixed Use. The General Commercial mixed-use land use category is established to allow for a wide variety of commercial uses, including retail and service businesses, professional offices, and restaurants, in conjunction with mixed-use residential development. The Development Code includes permitted and conditional uses and development standards consistent with this designation. The Land Use Policy Maps provide floor area ratio (FAR) standards for this designation. Residential development located in a mixed-use development within this designation shall be included in the permissible amount of development under these FARs. For projects consisting of low and very low income affordable units, the FAR may be exceeded to accommodate additional units for those affordable categories. For projects consisting of moderate income housing, the FAR may be exceeded in areas with acceptable traffic levels of service - but not to an amount sufficient to cause an LOS standard to be exceeded. (Refer to CD-2.3 for projects located within the Housing Overlay Designation.)

Figure 3-4a General Commercial/Mixed Use



- Consistent Zoning:
- C P
 - C1-H
 - H-1
 - RMP-.1 to RMP-30
 - AH

¹Note that the zoning designations listed in each category are examples of consistent zoning and are not the only possible consistent zoning designations. A complete list of permitted and conditional uses and development standards can be found in the Development Code. Educational, charitable, and philanthropic institutions such as schools, libraries, community centers, museums, hospitals, child care centers, and places of worship may be permitted in any commercial area.



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Office Commercial/Mixed Use. The Office Commercial/Mixed Use land use category is established to encourage a mixture of professional, administrative, and medical office uses, in conjunction with mixed-use or residential development where appropriate. Employee and resident-serving retail and service businesses may also be permitted within this category. The Development Code includes permitted and conditional uses and development standards consistent with this designation. The Land Use Policy

Figure 3-4b Office Commercial/Mixed Use



Maps provide for commercial floor area ratio (FAR) standards for this designation. Residential development located in a mixed-use development within this designation shall be included in the permissible amount of development under these FARs. For projects consisting of low and very low income affordable units, the FAR may be exceeded to accommodate additional units for those affordable categories. For projects consisting of moderate income housing, the FAR may be exceeded in areas with acceptable traffic levels of service - but not to an amount sufficient to cause an LOS standard to be exceeded. (Refer to CD-2.3 for projects located within the Housing Overlay Designation.)

Consistent Zoning: A - P
 O - P
 RMP-.1 to RMP-30
 AH

Neighborhood Commercial/Mixed Use. The Neighborhood Commercial/Mixed Use land use category is established to encourage smaller-scale retail and neighborhood-serving office and service uses in conjunction with residential development oriented toward pedestrians and located in close proximity to residential neighborhoods. The Development Code includes permitted and conditional uses and development standards consistent with this designation. The Land Use Policy Maps provide



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Figure 3-4c Neighborhood Commercial/Mixed Use



for floor area ratio (FAR) standards for this designation. Residential development located in a mixed-use development within this designation shall be included in the permissible amount of development under these FARs. For projects consisting of low and very low income affordable units, the FAR may be exceeded to accommodate additional units for those affordable categories. For projects consisting of moderate income housing, the FAR may be exceeded in areas with acceptable traffic levels of service – but not to an amount sufficient to cause an LOS standard to be exceeded. (Refer to CD-2.3 for projects located within the Housing Overlay Designation.)

Consistent Zoning: VCR
 RMPC
 VCR:B2
 AH

Recreational Commercial. The Recreational Commercial land use category is established to provide for resorts, lodging facilities, restaurants, and privately owned recreational facilities, such as golf courses and recreational boat marinas. See the Development Code for a complete list of permitted and conditional uses and development standards. Refer to the Land Use Policy Maps for commercial Floor

Figure 3-4d Recreational Commercial





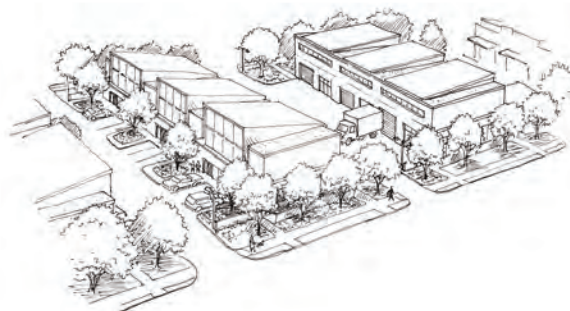
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Area Ratio (FAR) standards. For projects consisting of low and very low income affordable units, the FAR may be exceeded to accommodate additional units for those affordable categories. For projects consisting of moderate income housing, the FAR may be exceeded in areas with acceptable traffic levels of service - but not to an amount sufficient to cause an LOS standard to be exceeded. (Refer to CD-2.3 for projects located within the Housing Overlay Designation.)

Consistent Zoning: RCR
BFC:RCR
AH

Industrial. The Industrial land use category is established to provide for industrial uses such as warehouses, storage, laboratories, retail sales, and administrative offices. Housing for employees or very low and low income housing may also be permitted, except that FAR is not applied to affordable or workforce housing. See the Development Code for a complete list of permitted and conditional uses and

Figure 3-4e Industrial



development standards. Refer to the Land Use Policy Maps for commercial floor area ratio (FAR) standards. For projects consisting of low and very low income affordable units, the FAR may be exceeded to accommodate additional units for those affordable categories. For projects consisting of moderate income housing, the FAR may be exceeded in areas with acceptable traffic levels of service - but not to an amount sufficient to cause an LOS standard to be exceeded.

Consistent Zoning: RMPC
IP

CD-8.8

Establish Planned Designation Land Use Categories. The Planned Designation-Agricultural and Environmental Resource Area (PD-Agricultural and Environmental Resource Area) and Planned Designation-Reclamation Area (PD-Reclamation Area) land use categories are established. The Planned Designation categories are intended to enable the planning of reuse projects at major opportunity sites in a manner that honors the site's location and unique natural, historic, aesthetic, and other characteristics, while promoting Countywide Plan policies regarding resource



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protection, affordable housing, and innovative transit-oriented and energy efficient design. In order to provide a forum for comprehensive, community-based planning, development in a Planned Designation category shall require approval of a specific plan pursuant to Government Code Section 65450 or a master plan pursuant to the County Development Code.

PD-Agricultural and Environmental Resource Area

Land Uses. The PD-Agricultural and Environmental Resource Area land use category is intended for reuse and development of the St. Vincent’s and Silveira area. Potential uses include agriculture and related uses, residential development, education and tourism, places of worship, institutional, and small-scale hospitality uses, as described more fully in SV-2.3.

Standards of Building Intensity. Building-intensity standards for the PD-Agricultural and Environmental Resource Area are up to 221 dwelling units in addition to existing development, or equivalent amounts of nonresidential development based on impacts on peak-hour traffic.

PD-Reclamation Area

The PD-Reclamation Area land use category is intended for the ultimate reclamation of the San Rafael Rock Quarry and McNear’s Brickyard site at the time the quarrying operations cease. As part of an updated reclamation plan, the ultimate reuse of the site will be identified, as will a time horizon as to when such reclamation would occur. While the Countywide Plan assumes that at such time as reclamation of the site occurs, it would be annexed to the City of San Rafael, if annexation should not take place, the Plan contemplates development under the County’s jurisdiction through a Specific or Master Plan to determine residential densities, commercial floor area, and habitat protection areas. In general, uses would be primarily residential, a marina, and limited supporting commercial, as reflected in the updated quarry reclamation plan.

Standards of Building Intensity. Building-intensity standards for the site reflect previous reclamation plans. Development of the site under the County’s PD-Reclamation Area designation would be subject to an updated reclamation plan with a maximum residential density of 75 dwelling units unless otherwise determined by a County-approved traffic study.

Consistent zoning within the PD use categories: ARP, BFC-ARP
RMPC
RMP
RSP
CP
OP
AP
IP
AH



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CD-8.9 Establish Public Facility, Quasi-Public Facility, and Open Space Land Use Categories. Lands used for public facilities and quasi-public institutional purposes, including airports, schools, hospitals, cemeteries, government facilities, correctional facilities, power distribution facilities, sanitary landfills, and water facilities, are designated Public Facility or Quasi-Public Facility, depending on the nature of their use. The Public Facility category is established for land owned by a governmental agency and used as a public institution. The Quasi-Public Facility category is provided for land owned by a nongovernmental agency that is used as an institution serving the public. A Public Facility or Quasi-Public Facility designation may be combined with another land use designation. In such instances, the applicable standard of building intensity is that for Public or Quasi-Public Facility, as depicted on the Land Use Policy Maps. Lands in public ownership for open space purposes, such as recreation, watershed, and habitat protection and management, are designated Open Space. In addition, private lands may be designated Open Space when subject to deed restrictions or other agreements limiting them to open space and compatible uses. Lands designated Open Space are subject to an FAR of .01 to .09. The following categories shall be established for public and quasi-public land use. The zoning designations listed are examples of consistent zoning and are not the only possible consistent zoning designations.

Public. Consistent zoning:

PF
PF-RSP-.05 to PF-RSP-7
PF-RMP-.01 to PF-RMP-16
PF-ARP-20
C-PF-ARP-20
AH

Quasi-Public. Consistent zoning:

RMP-.1
RA:B-1
AH

Open Space. Consistent zoning:

OA

Why is this important?

Historically, the definition and pattern of land use designations in Marin County have had the effect of keeping various land uses (such as residential, commercial, or office) separate from each other geographically. Although this is an appropriate development pattern in many locations, some of the land use categories outlined above incorporate additional flexibility regarding the type and intensity of development in order to allow for the creation of more mixed-use and walkable communities where appropriate.



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Environment: Appropriate zoning designations and effective land use policies and implementation can ensure protection of environmental resources and natural areas. Open space preservation supports sustainable development goals by bolstering local economies, preserving critical environmental areas, improving our community's quality of life, and guiding new growth into existing communities. By centralizing development, Marin can maintain a smaller ecological footprint and lower carbon emissions.

Economy: Mapping land use categories allows communities to capitalize on their quality-of-life assets and employ them as tools for economic development. Doing so allows communities to think of quality of life as a commodity with commercial value that can be cultivated and managed. Pedestrian-oriented streets and other new urbanism designs create new opportunities for investment in enterprises that appeal to walk-in customers.

Equity: The average rush-hour commute grew more than 18 minutes between 1997 and 2000 in the United States. The planning of more mixed-use and walkable communities provides benefits, which include lower transportation costs, greater social interaction, improved personal and environmental health, and expanded consumer choice. By putting uses in close proximity to one another, alternatives to driving, such as walking or biking, become viable. Residents will also have greater housing options and job possibilities.

How will results be achieved?

Implementing Programs

- CD-8.a** ***Review of Development Code.*** Conduct a review of the Development Code to determine whether zoning categories and regulations clearly reflect the intention of the Land Use Policy Map designations as set forth in the Countywide Plan, and express the relationship between land use and population density and appropriate uses and procedures.
- CD-8.b** ***Revise Zoning Maps.*** Review and revise zoning designations where proposed Land Use Policy Map designations are different from existing zoning in the unincorporated portions of the county. Zoning shall be consistent with Countywide Plan land use designations in unincorporated areas.



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Figure 3-5 Relationships of Goals to Guiding Principles

This figure illustrates the relationships of each goal in this section to the Guiding Principles.

Goals	Guiding Principles											
	1. Link equity, economy, and the environment locally, regionally, and globally.	2. Minimize the use of finite resources and use all resources efficiently and effectively.	3. Reduce the use and minimize the release of hazardous materials.	4. Reduce greenhouse gas emissions that contribute to global warming.	5. Preserve our natural assets.	6. Protect our agricultural assets.	7. Provide efficient and effective transportation.	8. Supply housing affordable to the full range of our workforce and diverse community.	9. Foster businesses that create economic, environmental, and social benefits.	10. Educate and prepare our workforce and residents.	11. Cultivate ethnic, cultural, and socioeconomic diversity.	12. Support public health, safety, and social justice.
CD-1 Environmental Corridor Land Use Framework	•	•	•	•	•	•	•					•
CD-2 Balanced Communities			•	•			•	•	•	•	•	•
CD-3 Low-Vehicle-Use Employment Opportunities	•			•				•	•			•
CD-4 Coordinate Planning with Other Jurisdictions	•	•	•	•	•	•	•	•	•		•	•
CD-5 Effective Growth Management	•	•	•	•	•	•	•	•			•	•
CD-6 Confinement of Urban Development	•	•	•	•	•	•	•					•
CD-7 Evaluation and Monitoring of Plan Implementation	•	•	•	•	•	•	•	•	•	•	•	•
CD-8 Land Use Categories	•	•	•	•	•	•	•	•	•	•	•	•



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How Will Success Be Measured?

Indicator Monitoring

Nonbinding indicators, benchmarks, and targets¹ will help to measure and evaluate progress. This process will also provide a context in which to consider the need for new or revised implementation measures.

Indicators	Benchmarks	Targets
Number of dwelling units within ½ mile of a transit stop.	82,773 DU.	89,997 DU.
Average density within ½ mile of and including special study areas: Marin City, Tam Junction, Strawberry SC, SFD corridor in Kentfield, Oak Manor Plaza in Fairfax, Marinwood SC.	4.2 DU/AC.	6.0 DU/AC.

¹Many factors beyond Marin County government control, including adequate funding and staff resources, may affect the estimated time frame for achieving targets and program implementation.



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Program Implementation

The following table summarizes responsibilities, potential funding priorities, and estimated time frames for proposed implementation programs. Program implementation within the estimated time frame.¹ will be dependent upon the availability of adequate funding and staff resources.

**Figure 3-6
Community Development Program Implementation**

Program	Responsibility	Potential Funding	Priority	Time Frame
CD-1.a - Keep Urban Uses in the City-Centered Corridor.	CDA	Existing budget	High	Ongoing
CD-1.b - Preserve Resources in the Baylands Corridor.	CDA	Existing budget	High	Short term
CD-1.c - Reduce Potential Impacts.	CDA	Existing budget	High	Immediate
CD-1.d - Maintain Agriculture in the Inland Rural Corridor.	CDA	Existing budget	Medium	Ongoing
CD-1.e - Protect Open Lands in the Coastal Corridor.	CDA	Existing budget	High	Ongoing
CD-1.f - Merge Underwater Parcels.	CDA	Existing budget and may require additional grants or revenue ²	Medium	Med. term
CD-1.g - Consider Amending Urban Service Areas	CDA	Existing budget and may require additional grants or revenue ²	Medium	Short term
CD-1.h - Consider Future Threat of Sea Level Rise.	CDA	Existing budget and may require additional grants or revenue ²	Medium	Ongoing
CD-2.a - Increase the Affordable Housing Supply.	CDA	Existing budget and may require additional grants or revenue ²	High	Short to med. term

¹Time frames include: Immediate (0-1 years); Short term (1-4 years); Med. term (4-7 years); Long term (over 7 years); and Ongoing (existing programs already in progress whose implementation is expected to continue into the foreseeable future).

²Completion of this task is dependent on acquiring additional funding. Consequently, funding availability could lengthen or shorten the time frame and ultimate implementation of this program.



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Program	Responsibility	Potential Funding	Priority	Time Frame
CD-2.b - Provide a Variety of Housing Types and Prices.	CDA	Existing budget	High	Ongoing
CD-2.c - Enact Zoning Changes.	CDA	Existing budget	High	Ongoing
CD-2.d - Implement the Housing Overlay Designation Program.	CDA	Existing budget	High	Short term
CD-2.e - Evaluate Residential Land Use Designations.	CDA	Existing budget	Medium	Med. term
CD-2.f - Encourage the Formation of Community Land Trusts.	CDA, MCF	Existing budget, MCF	Medium	Ongoing
CD-2.g - Identify and Plan Mixed-Use Sites.	CDA	Existing budget	High	Immediate to short term
CD-2.h - Promote Redevelopment of Sites.	CDA	Existing budget	High	Ongoing
CD-2.i - Conduct a 10-Year Countywide Homeless Plan.	CDA or H&HS	Existing budget and may require additional grants or revenue ²	High	Immediate
CD-2.j - Allow Temporary Emergency Homeless Shelters.	CDA	Existing budget and may require additional grants or revenue ²	Low	Med. term
CD-2.k - Analyze Affordable Housing Preferences	CDA	Existing budget	Low	Ongoing
CD-2.l - Analyze Additional HOD Sites During the Housing Element Update.	CDA	Existing budget	Medium	Short term
CD-2.m - Evaluate Affordability Rates of the HOD.	CDA	Existing budget	Medium	Ongoing
CD-2.n - Processing on Affordable Housing Projects.	CDA	Existing budget and may require additional grants or revenue ²	Medium	Ongoing
CD-2.o - Revise Affordable Housing Regulations to Retain Housing Stock.	CDA, and Marin cities and towns	Existing budget and may require additional grants or revenue ²	High	Short term



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Program	Responsibility	Potential Funding	Priority	Time Frame
CD-2.p - Encourage Community-Based Planning for Issues of Community-Wide Interest.	CDA	Existing budget	Medium	Med. term
CD-2.q - Identify Affordable Housing Sites in Community Plans.	CDA	Existing budget	Medium	Med. term
CD-2.r - Convert Existing Market Rate Units.	CDA	Existing budget	Medium	Med. term
CD-3.a - Update Zoning for Small-Scale Employment.	CDA	Existing budget and may require additional grants or revenue ²	High	Short term
CD-3.b - Satellite Work Centers.	CDA	Existing budget and may require additional grants or revenue ²	Medium	Short term
CD-3.c - Collaborate with the Marin Telecommunications Agency.	DPW, CDA	Will require additional grants or revenue ²	Medium	Med. term
CD-3.d - Encourage Employee Commute Alternatives	DPW, TAM	Existing Budget	High	Ongoing
CD-4.a - Update Community Plans with a Watershed-Protection Approach.	CDA	Existing budget	Medium	Immediate to long term
CD-4.b - Coordinate with Local Jurisdictions.	CWPA, CDA, Marin cities and towns	Will require additional grants or revenue ²	Medium	Med. term
CD-4.c - Coordinate with Adjacent Jurisdictions.	CWPA, CDA	Existing budget	Medium	Ongoing
CD-4.d - Coordinate with State and Federal Authorities.	CDA	Existing budget	Medium	Ongoing
CD-4.e - Initiate Periodic City-County Meetings.	CDA	Existing budget	Medium	Ongoing
CD-4.f - Establish a City-County Planning Committee.	CDA	Will require additional grants or revenue ²	Medium	Long term
CD-4.g - Consider Additional Community Plans for Unincorporated Areas.	CDA	Existing budget	Medium	Med. term



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Program	Responsibility	Potential Funding	Priority	Time Frame
CD-5.a - Review and Correlate Countywide Growth and Infrastructure.	CWPA, CDA, Marin cities and towns	Will require additional grants or revenue ²	Medium	Med. term
CD-5.b - Develop Highway 101 Corridor-Specific Plans.	CDA	Existing budget and will require additional grants or revenue ²	High	Ongoing
CD-5.c - Maintain Traffic Levels of Service.	TAM ³ , CWPA, CDA	Existing budget and may require additional grants or revenue ²	High	Med. term
CD-5.d - Coordinate with Water and Sanitary Districts.	CWPA, CDA	Existing budget	High	Med. term
CD-5.e - Limit Density for Areas Without Water or Sewer Connections.	CDA	Existing budget	High	Immediate
CD-5.f - Redefine Countywide Planning Functions.	CDA	Existing budget	High	Ongoing
CD-5.g - Consider Transfer of Development Rights.	CDA, CWPA, Marin Cities and Towns	Existing budget	Medium	Long term
CD-5.h - Require Development to Meet Performance Standards.	CDA, Marin Cities and Towns	Existing budget	Medium	Long term
CD-5.i - Charge New Development for Urban Services.	CDA	Existing budget and may require additional grants or revenue ²	Medium	Ongoing
CD-5.j - Exempt Affordable Housing Developments.	CDA, DPW, Water and Sewer Districts	Existing budget and may require additional grants or revenue ²	Medium	Med. term
CD-5.k - Monitor Growth and Circulation.	CDA	Existing budget and may require additional grants or revenue ²	Medium	Med. term
CD-5.l - Provide Adequate Infrastructure Capacity.	TAM, Marin County, Cities, Towns, and Service Districts	Will require additional grants or revenue ²	High	Long term

³Transportation Authority of Marin (TAM).



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Program	Responsibility	Potential Funding	Priority	Time Frame
CD-5.m - Development Review.	CDA	Existing budget	High	Ongoing
CD-5.n - Ensure Current Land Use Data.	CDA, Cities and Towns, TAM, MarinMap	Existing budget and may require additional grants or revenue ²	High	Ongoing
CD-5.o - Continue to Fund MarinMap.	MarinMap	Existing budget and may require additional grants or revenue ²	High	Ongoing
CD-6.a - Consider Annexation of Urbanized Areas.	CDA	Existing budget	Medium	Short term
CD-6.b - Submit Project Proposals to Cities and Towns.	CDA	Existing budget	High	Ongoing
CD-6.c - Clarify City and Town Policies.	CDA, Marin Cities and Towns	Existing budget and may require additional grants or revenue ²	High	Ongoing
CD-6.d - Review Urban Service Areas.	CDA	Existing budget	Medium	Ongoing
CD-6.e - Incorporate Adopted Spheres of Influence.	CDA	Existing budget	High	Short term
CD-7.a - Stakeholder Cooperation.	CDA, CWPA, MCF, Marin Cities and Towns, CBO's	Existing budget	High	Ongoing
CD-7.b - Technical Stewardship.	CDA, CWPA, MCF, Marin Cities and Towns, CBO's	Will require additional grants or revenue ²	Medium	Long term
CD-7.c - Data Development.	CDA, CWPA, Information Services and Technology (IST)	Will require additional grants or revenue ²	Medium	Long term
CD-8.a - Review of Development Code.	CDA	Existing budget and may require additional grants or revenue ²	High	Ongoing
CD-8.b - Revise Zoning Maps.	CDA	Existing budget and may require additional grants or revenue ²	High	Short term



BUILT ENVIRONMENT ELEMENT



3.5 Community Design

Background

The villages, towns, and cities of Marin blend attractively with the surrounding natural and agricultural landscape. Older homes are concentrated around downtowns and in walkable neighborhoods that adjoin commercial, cultural, and civic activity centers. Maintaining this pedestrian-scale heritage and applying it in new and redeveloping areas is a key objective of the Countywide Plan.

A variety of design strategies are recommended to ensure that neighborhoods will be compact and include a range of housing types within easy walking distance of schools, parks, and shops. Careful attention to changes in roadways, streetscapes,



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building design, and parking configurations can significantly improve pedestrian-friendliness. Connecting fragmented bicycle and walking paths also will make communities more healthy and vibrant. Vital mixed-use centers are intended to create attractive environments that accentuate the compact combination of businesses and medium to higher density housing with distinctive landscaping and lighting, outdoor furnishings, art, and public gathering areas. Well-designed urban waterfront areas promote public use, and preserved historic sites serve as community magnets. Placing parking underground and landscaping surface lots also adds to community character, as does protecting views of historic and natural features.

Community gateways create a powerful first impression for visitors. Consequently, community gateways at the rural-urban boundary and along major routes can enhance their natural and rural setting.

Key Trends and Issues

Why isn't Marin designed to be more pedestrian friendly?

Many of Marin's urban and rural areas have been subjected to pressure for suburban development for decades. Much of the building in the last 50 years has produced low density single-family homes and commercial developments that generate frequent automobile trips. Streets increasingly have been designed to serve fast-moving automobile traffic at the expense of pedestrian use.



"Shopping centers depend on access: They need locations near major traffic arteries. However, the shoppers themselves don't benefit from traffic: They need quiet, comfort, and convenience, and access from the pedestrian paths in the surrounding area."

— Christopher Alexander, Sara Ishikawa, and Murray Silverstein, *A Pattern Language: Towns, Buildings, Construction*

Can sprawl and urban form be controlled by the County?

Far more development in Marin occurs in cities and towns than in the unincorporated county. If sustainable community design strategies are to have a noticeable impact, they have to be applied in local jurisdictions. The County can set an example by following sound design principles in unincorporated communities and by encouraging appropriate design in cities and towns.

Will future development be new buildings or remodels?

Remodels and additions to existing buildings are increasingly becoming the predominant type of development. Policies and programs to encourage green building, fire safety in high slope areas, and water conserving landscaping have been included.

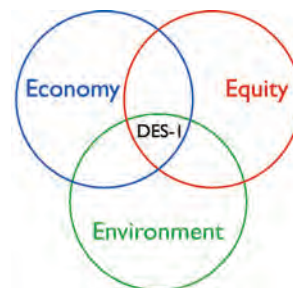


BUILT ENVIRONMENT ELEMENT

What Are the Desired Outcomes?

GOAL DES-I

Preservation of Community Character. Perpetuate the unique character of each community, including the essential design characteristics that make it attractive and livable.



Policies

- DES-1.1** **Address Design at the Community Level.** Use community plans to regulate building design and protect key resources. Encourage cities and towns to address design issues.
- DES-1.2** **Protect Rural Character.** Ensure that development in rural areas is consistent with local design and scale and does not detract from the open character of the landscape.
- DES-1.3** **Encourage Sustainable Urban Forestry.** Promote the use of sustainable urban forestry practices addressing long-term forest management, public education, and outreach.
- DES-1.4** **Plan Complementary Transition Areas.** When planning areas between cities, towns, and unincorporated rural communities, ensure that development provides for a harmonious transition to complement the design characteristics of both areas.

Why is this important?

Heritage visitors spend, on average, \$631 per trip compared with \$457 for all U.S. travelers, and they spend an average of 4.7 nights away from home as compared with 3.4 nights for all other travelers. Each Marin community has a special character that will benefit from attractive building design and layouts.

Environment: Promoting resource efficient building and mixed-use and walkable neighborhoods reduces air pollution and traffic congestion. Protecting rural character and transition zones can lead to better protection of our surrounding natural and agricultural assets.

Economy: Between 1998 and 2000, 57% of all travelers added one or more nights to their trip for a cultural activity. Emphasizing and marketing the unique characteristics of a community can help local businesses attract residential customers and visitors alike.

Equity: Preserving community character allows for residents and visitors to feel a greater sense of place and a closer connection to their community. Pedestrian- and bicycle-friendly community design enhances mobility, safety, and health.



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How will results be achieved?

Implementing Programs

- DES-1.a** *Add Design Components to Community Plans.* Update community plans to include customized building and site design standards that reflect the unique character of each area, respond to local design issues, encourage ridgeline and viewshed protection, and promote walking, bicycling, and shared parking in commercial centers. Consider the use of form-based codes and design charrettes where applicable.
- DES-1.b** *Assist City and Town Design Efforts.* Encourage cities and towns to maintain compact development patterns and require urban forms that express their unique characters.
- DES-1.c** *Regulate Urban and Rural Design.* Prepare urban and rural design standards to ensure that new structures, additions, lighting, glare, signs, landscaping, infrastructure, and other design elements are consistent with existing character and compatible with the surrounding environment.



“Building set-backs from the street, originally invented to protect the public welfare by giving every building light and air, have actually helped greatly to destroy the street as a social space.”

— Christopher Alexander, Sara Ishikawa, and Murray Silverstein,
A Pattern Language: Towns Buildings, Construction

DES-1.d *Reduce Wood Waste and Encourage Reuse of Urban Lumber.* Encourage Marin ReLeaf to develop an urban wood utilization program to reduce wood waste and to educate residents on the benefits of reusing urban wood.

DES-1.e *Expand Design Guidelines.* Expand design guidelines to address commercial, mixed-use, multifamily residential, and community gateway projects.

DES-1.f *Rural Sign Regulation.* Revise sign standards in the Development Code to address commercial, mixed-use, multi-family residential, and community gateway projects.

DES-1.g *Hold Remodels to the Same Standards as New Housing.* Ensure, to the extent feasible, that design guidelines include standards for remodel projects that mandate the same quality of materials, construction, and design required for new homes.



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Traditional Neighborhood Design

Traditional neighborhood design includes the following:

- ◆ A discernible center. This is often a plaza, square, or green and sometimes a busy or memorable intersection. A transit stop should be located at this center.
- ◆ Buildings at the center placed close to the sidewalk and to each other, creating an urban sense of spatial definition. Buildings towards the edges are placed farther away and farther apart from each other, creating a more rural environment.
- ◆ Dwellings mostly within a five-minute walk from the center.
- ◆ A variety of dwelling types. These take the form of houses, rowhouses, and apartments, such that younger and older, singles and families, the poorer and wealthier, can find places to live.
- ◆ Places to work in the form of office buildings or live-work units.
- ◆ Shops sufficiently varied to supply the ordinary needs of a household. A convenience store, a post office, a teller machine, and a gym are the most important among them.
- ◆ Small ancillary buildings permitted within the backyard of each house and may be used as a secondary unit, or as a place to work.
- ◆ Elementary school and playgrounds close enough so that most children can walk from their dwelling. This distance should not be more than one mile.
- ◆ Thoroughfares within the neighborhoods form a continuous network, providing a variety of itineraries and dispersing traffic. The thoroughfares connect to those of adjacent cities as often as possible.
- ◆ Thoroughfares are relatively narrow and shaded by rows of trees that slow traffic and create an appropriate environment for pedestrian and bicyclists.
- ◆ Parking lots and garage doors rarely front on the thoroughfares. Garages and parking are relegated to the rear of buildings and may be accessed by alleys or lanes.
- ◆ Key prominent sites reserved for public buildings. A building must be provided at the center for neighborhood meetings.

Source: Adapted from Fisher and Hall, Urban Design.

DES-1.h *Lighting Design Guidelines.* Amend the Development Code to include lighting design guidelines to be applied through design review and other discretionary permits. Explore the feasibility of amending the Building Code to include lighting specifications. Require new development and major remodel projects that would make significant parking lot improvements or add new lighting to submit a lighting plan consistent with these guidelines for design review by County staff. Lighting design guidelines and/or specifications should address the following:

Efficiency. Cost-effective energy efficiency standards for outdoor lighting shall be developed to conserve energy, thereby reducing excessive lighting, light pollution, light trespass, and glare.



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Reasonableness of Intensity. Acceptable standards shall be defined for various land uses and development types, specifying the maximum allowable total lumens.

Directional Control. Standards shall be developed to minimize the upward transmission and intensity of light at various distances from its source through the use of full-cutoff lighting, downward casting, shielding, visors, etc.

Signage. Standards for illuminated signs shall be developed that prohibit or limit the size, spacing, design, upward transmission of light, and hours of operation. In addition, signs should be white or light-colored lettering on dark backgrounds.

Night Lighting. Hours of operation for various uses shall be specified in order to prohibit all-night lighting except when warranted for public safety reasons. On-demand lighting shall be encouraged.

Education. A voluntary educational component of this program shall include the distribution of informational materials for use by county residents, developers, and lighting supply retailers. These materials shall provide specific methods and product information necessary for compliance with new development, as well as aiding the conversion of existing lighting sources.

Incentives. The County shall develop incentives for residents and businesses, encouraging the conversion of existing lighting sources to compliant ones.

Enforcement. These standards shall be incorporated into the County Development Code and design review process for new development.

What Are the Desired Outcomes?

GOAL DES-2



Transit-Oriented Development. Locate mixed-use, medium to higher density development in appropriate locations along transit corridors (see Figure 3-7).

Policy

DES-2.1 Enhance Transit Nodes. Concentrate commercial and medium to high density residential development near activity centers that can be served efficiently by public transit and alternative transportation modes.

Why is this important?

Carbon monoxide emissions from mobile sources in urban areas can be as high as 90% of all emissions. While increases in automobile use far exceed population growth, transit-oriented development supports public transit and enables additional transportation choices.

Environment: For every passenger mile traveled, public transportation is twice as efficient as private automobiles. Research has shown that compact, pedestrian- and transit-friendly communities improve



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air quality by reducing car trips. Open space habitat, prime farmland, and other natural landscapes and resources are protected by clustering development in existing transportation corridors.

Economy: The average working American drives 396 hours each year, the equivalent of 10 workweeks. More than one-fourth of this time is spent commuting to and from work. Transit-oriented and mixed-use development can convey substantial fiscal and economic benefits for workers. In addition, businesses recognize that transit-oriented development encourages a variety of local employment opportunities, and helps attract new businesses and industries.



“As growth becomes denser, highway costs rise while transit costs decline.”

– Norman Bel Geddes

Equity: The cost of buying, maintaining, and operating vehicles is the largest source of personal debt after home mortgages. Transit-oriented development offers a framework to build community and help create and preserve a sense of place. It does this through housing and transportation choices, urban green spaces, accessible recreational and cultural attractions, and policies and incentives that promote mixed-use neighborhoods for the benefit of everyone.

How will results be achieved?

Implementing Programs

DES-2.a *Designate Target Nodes.* Work with cities and towns and the Transportation Authority of Marin to identify transit nodes appropriate for mixed-use development, and promote transit-oriented development through means including the following:

- ◆ rezoning of commercial properties to residential and/or mixed use;
- ◆ expanded zoning for multifamily housing;
- ◆ flexible parking and building height limitations;
- ◆ density bonus programs;
- ◆ design guidelines for private and public spaces; and
- ◆ incentives for redevelopment of underutilized areas, such as surface parking lots (see other Community Development, Housing, and Transportation programs).

DES-2.b *Encourage Flexible-Use Building Types.* Encourage more mixed uses, and enable prototype structures for use in neighborhood center zones that can be adapted to new uses over time with minimal internal remodeling, avoiding the need for expensive and energy intensive demolition and reconstruction.



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Figure 3-7 Strawberry Shopping Center Photo Simulation



Existing Shopping Center



Conceptual Redesign

The above photo simulation illustrates how the Strawberry Center could be redesigned to combine businesses with medium to higher density residential development.



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Community Design Principles

Like Facing Like. The opportunity for social and economic vitality is increased when similar land uses and building types face each other. Change uses at the *back* of the property line, not the front.

Sense of Proportion. Town and country streets have a comfortable human scale when the building-to-street proportion is around 1:1 (one foot of building height to one foot of street width).

Streets. Provide an interconnected street pattern wherever possible to disperse traffic and to encourage pedestrian activity. Maintain narrow streets to encourage pedestrian activity.

Civic Spaces. Line civic spaces such as plazas, squares, and waterfronts with public streets to improve safety, increase vitality, and enhance retail opportunities.

Terminated Vistas. At the terminus of important streets, carefully site civic buildings (e.g., libraries, city hall, etc.) or other buildings of exceptional architectural character or community value. In the case of important natural features at the end of the street (e.g., hills, bodies of water), frame the vista by leaving the street open to these features.

Defensible Space. To maximize safety in urban settings, front buildings onto streets and space doors approximately every 30 feet.

Building Frontages. Encourage pedestrian-friendly building frontages on public streets, such as shopfronts and awnings, and discourage surface parking lots and soundwalls.

Source: Adapted from Fisher and Hall, *Urban Design*.

DES-2.c *Allow Mixed Use in Commercial Districts.* Amend the Development Code to allow residential and mixed-use development in commercial zoning districts, including through infill development and redevelopment of surface parking lots, and employing techniques such as those listed in DES-2.a. (See other Community Development, Housing, and Transportation programs.)

DES-2.d *Require Parking “Cash-Out” Program.* Require new office developments with more than 50 parking spaces to offer a Parking “Cash-Out” Program. Consider the feasibility of a parking cash-out program for other new developments located in the City-Centered Corridor.



“Use zoning laws, neighborhood planning, tax incentives, and any other means available to scatter workplaces throughout the city.

Prohibit large concentrations of work, without family life around them.

Prohibit large concentrations of family life, without workplaces around them.”

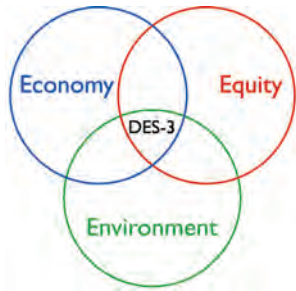
— Christopher Alexander, Sara Ishikawa, and Murray Silverstein, *A Pattern Language: Towns, Buildings, Construction*



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What Are the Desired Outcomes?

GOAL DES-3



New Development in Built Areas. New construction should occur in a compact form in developed locations whenever feasible.

Policies

DES-3.1 Promote Infill. Encourage the development of vacant and underutilized parcels consistent with neighborhood character.

DES-3.2 Promote Green Spaces. Encourage the creation of high-quality community plazas, squares, greens, commons, community and neighborhood parks, and rooftop gardens.



“A town needs public squares; they are the largest, most public rooms that the town has.”

– Christopher Alexander, Sara Ishikawa, and Murray Silverstein, *A Pattern Language: Towns, Buildings, Construction*

Why is this important?

A 2003 study found that urban sprawl increases local road lane-miles 10%, annual public service costs about 10%, and housing costs about 8%, adding about \$13,000 per dwelling unit. Compact development near or within existing communities is already served by infrastructure, utilizes the resources that existing neighborhoods offer, and conserves open space and irreplaceable natural resources on the urban fringe.

Environment: Compact building design allows communities to preserve more land for open space. In addition, it allows for building construction that makes more efficient use of land and resources, thus shrinking the ecological footprint.

Economy: In 2003, Marin households averaged a \$7,150 budget for transportation costs, the highest in the Bay Area. Development in existing neighborhoods represents an approach to growth that has been shown to be more cost effective. By encouraging development in existing communities, businesses benefit from closer proximity to a range of jobs and services, increased efficiency of already developed land and infrastructure, a stronger tax base, and reduced development pressure in edge areas, which strengthens rural communities.

Equity: Carefully designed infill and green spaces positively influence public health by encouraging people to walk, thus promoting healthy lifestyles for all segments



“Sprawling communities are a major contributor to climate change and air pollution because of their overdependence on automobiles, which burn polluting fossil fuels. By reducing sprawl, we will reduce our greenhouse gas emissions.”

– David Suzuki, Canadian geneticist and broadcaster



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of the community, and providing amenities accessible to everyone. Compact building design is necessary to support wider transportation choices, and provides cost savings for localities and the residents who live there.

How will results be achieved?

Implementing Programs

- DES-3.a** *Encourage Mixed-Use Projects.* Amend the Development Code to strongly encourage residential and/or mixed-use development in commercial zoning districts. (See other Community Development, Housing, and Transportation programs.)
- DES-3.b** *Adopt Design Guidelines.* Continue to incorporate the Marin County Single Family Residential Design Guidelines (see the Introduction, “Technical Background Reports and Other Supporting Documents”) into the design review process for new and remodeled homes, and include standards for view protection, solar access, landscaping and trees, streetscapes and pedestrian amenities, and compatibility with surrounding built and natural features. Landscaping standards may include techniques such as *irregular plant spacing* to achieve a natural appearance on graded slopes, and requirements to minimize runoff and conserve water.
- DES-3.c** *Prohibit Gated Developments.* Amend the Development Code to preclude the establishment of gated residential communities.
- DES-3.d** *Identify Public Green Space Potential.* Work with local jurisdictions to identify locations for new and expanded public spaces – including medians, parkways, parks, and community gardens, and encourage green spaces as focal points for any new development.
- DES-3.e** *Encourage Small-Scale Green Spaces.* Promote planting of vegetation as a means to provide habitat and food, and provide technical assistance, such as tree planting and plant-care instruction, to citizens who want to create green spaces by transforming abutting yards, rooftops, or other private lands.

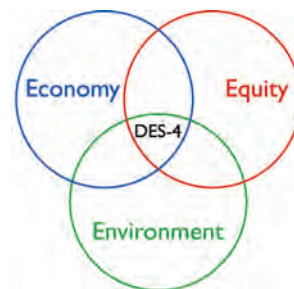
What Are the Desired Outcomes?

GOAL DES-4

Protection of Scenic Resources. Minimize visual impacts of development and preserve vistas of important natural features.

Policy

- DES-4.1** **Preserve Visual Quality.** Protect scenic quality and views of the natural environment – including ridgelines and upland greenbelts, hillsides, water, and





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trees – from adverse impacts related to development.

Why is this important?

Protecting scenic resources promotes development that uses natural and built boundaries to define neighborhoods, towns, and regions. It encourages the construction and preservation of buildings, which prove to be assets to a community over time, not only because of the services provided within, but also because of the unique contribution they make on the outside to the look and feel of a city.



“When natural bodies of water occur near human settlements, treat them with great respect. Always preserve a belt of common land, immediately beside the water. And allow dense settlements to come right down to the water only at infrequent intervals along the water’s edge.”

– Christopher Alexander, Sara Ishikawa, and Murray Silverstein, *A Pattern Language: Towns, Buildings, Construction*

Environment: Protecting the viewshed around our communities will prevent development from further encroaching on Marin’s natural open space habitat and prime farmland. In addition, visually prominent ridgelines and hillsides will continue to define our community boundaries and frame the natural environment as viewed from developed areas.

Economy: Creating high-quality communities with a combination of architectural and natural elements protects scenic resources, buildings, natural areas, and neighborhoods, all of which enhance economic value over time.

Equity: Infrastructure and natural resources create communities with a distinctive and beautiful place that residents can call “home” for many generations. Preserving vegetation, landforms, and views is vital to retaining a sense of place, and contributes to a high quality of life.

How will results be achieved?

Implementing Programs

- DES-4.a ***Protect Key Public Views.*** Work with community groups to identify, map, and protect important view corridors. Establish design standards for development in these areas as part of the design review requirements and individual community plans (see DES-3.b).
- DES-4.b ***Minimize Visual Impacts of Public Facilities.*** Amend applicable codes and procedures to require appropriate placement, design, setbacks, and native landscaping of public facilities (including soundwalls, medians, retaining walls, power lines, and water tanks) to reduce visual impacts, and encourage local agencies to adopt similar standards.
- DES-4.c ***Regulate Mass and Scale.*** Ensure that the mass and scale of new structures respect environmental site constraints and character of the surrounding neighborhood (see Program DES-3.b), are compatible with ridge protection policies (see Program DES-



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4.e), and avoid tree-cutting (especially on wooded hillsides) and grading wherever possible. Community plans should consider regulations concerning home size.

DES-4.d *Protect Views of Ridgelines.* Implement Development Code standards that require development proposed on or near visually prominent ridgelines (including in the Ridge and Upland Greenbelt Areas shown on Map 3-4) to be clustered below the ridgeline on the least visually prominent portion of the site. Expand the implementation of these standards by including in the Ridge and Upland Greenbelt Area those unmapped ridgelines identified as having countywide significance and rezoning Ridge and Upland Greenbelt lands to Planned District categories and adjacent buffer area to a transitional district. (See DES-4.e.)

DES-4.e *Protect Views of Ridge and Upland Greenbelt Areas.* Employ a variety of strategies to protect views of Ridge and Upland Greenbelt areas, including the following:

- ◆ Identifying any unmapped ridgelines of countywide significance, both developed and undeveloped, and adjusting the Ridge and Upland Greenbelt Areas map as appropriate;
- ◆ Amending the Development Code and County zoning maps to designate a suburban edge on all parcels contiguous to the City-Centered Corridor that abut the Ridge and Upland Greenbelt, and requiring that those parcels develop at rural densities with visually sensitive site design;
- ◆ Rezoning Ridge and Upland Greenbelt lands to the Planned District category and adjacent buffer areas to a transitional district, thereby subjecting them to County Design Review Requirements that include hillside protection;
- ◆ Requiring buildings in Ridge and Upland Greenbelt areas to be screened from view by wooded areas, rock outcrops, or topographical features (see DES-3.b); and
- ◆ Calculating density for Ridge and Upland Greenbelt subdivisions at the lowest end of the General Plan designation range.



“People want to be close to shops and services, for excitement and convenience. And they want to be away from services, for quiet and green. The exact balance of these two desires varies from person to person, but in the aggregate it is the balance of these two desires which determines the gradient of housing densities in a neighborhood.”

— Christopher Alexander, Sara Ishikawa, and Murray Silverstein, *A Pattern Language: Towns, Buildings, Construction*



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DES-4.f *Consider Participation in the California Scenic Highway Program.* Consider participation in the Scenic Highway Program in order to preserve and enhance Marin’s scenic highway corridors. (See also Section 3.9, Transportation.)

What Are the Desired Outcomes?

GOAL DES-5



Attractive and Functional Streets and Parking Areas. Design automobile use areas to fit the character of the community, and comfortably accommodate travel by pedestrians and bicyclists, while still meeting health, safety, and emergency access needs (see Figure 3-8).

Policy

DES-5.1 Achieve Streetscape Compatibility. Ensure that roadways, parking areas, and pedestrian and bike movement are functionally and aesthetically appropriate to the areas they serve.



“Encourage local shopping centers to grow in the form of short pedestrian streets, at right angles to major roads, and opening off these roads – with parking behind the shops, so that the cars can pull directly off the road, and yet not harm the shopping street.”

– Christopher Alexander, Sara Ishikawa, and Murray Silverstein, *A Pattern Language: Towns, Buildings, Construction*

Why is this important?

Poor road conditions cost U.S. motorists \$54 billion per year in repairs and operational costs, which equates to \$275 per motorist. Functional and well-designed streets, sidewalks, and parking areas can save long-term costs and can encourage walking and cycling.






Environment: By definition, walkable communities make pedestrian and bicycle activity possible, expanding transportation options, contributing to cleaner air, and shrinking our ecological footprint.

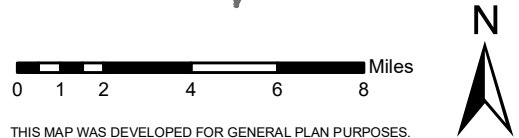
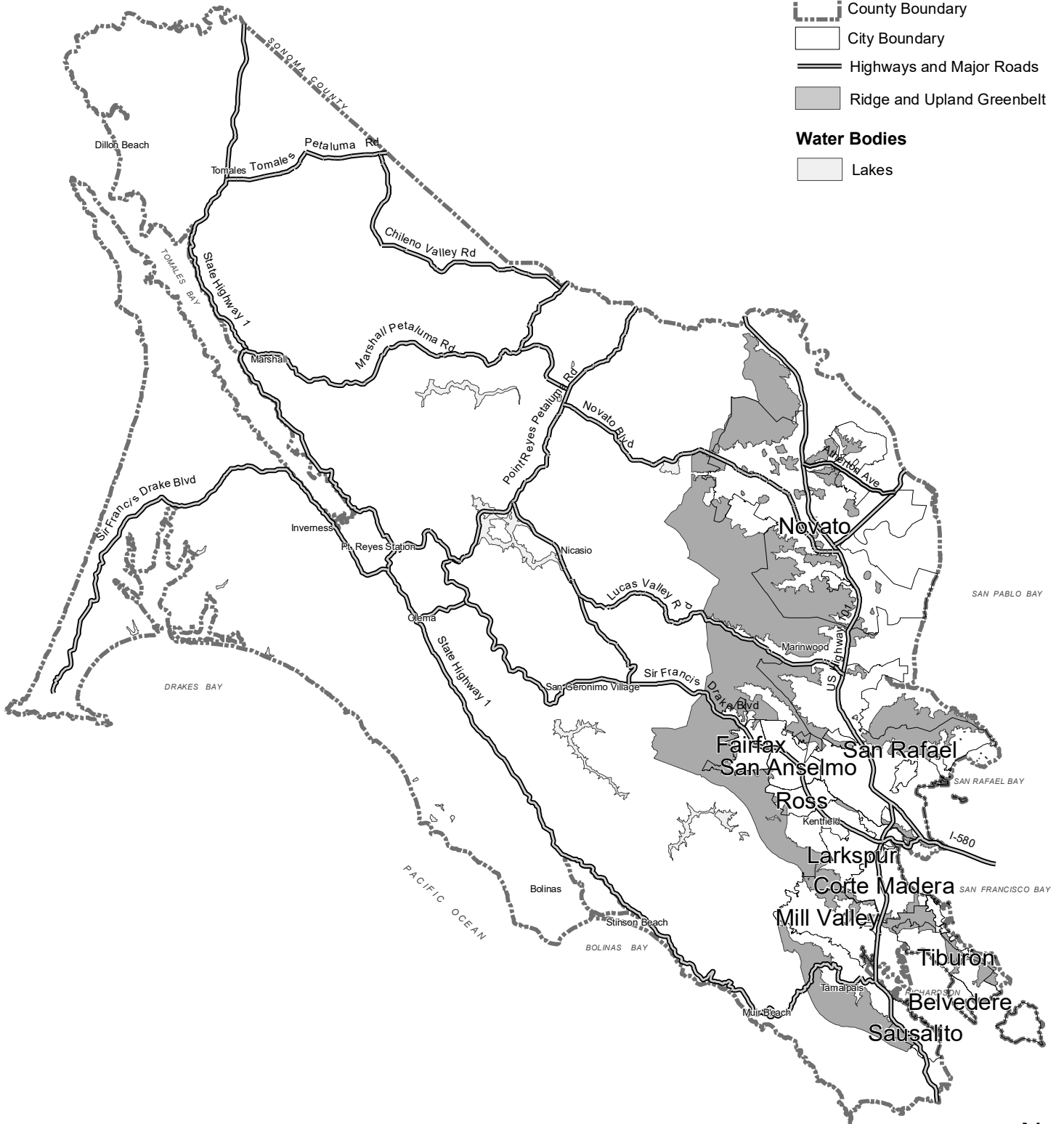
Economy: Walking and biking paths rank third among features that home buyers identify as crucial factors in their home-purchasing decisions. Streets and parking areas contribute to a community’s identity and visual appeal if they are designed to complement surrounding building types and to promote walking and bicycling. Walkable communities are desirable places to visit, live, work, learn, and play, and therefore can be a key contributor to a healthy economy.

Equity: The personal and societal benefits of pedestrian-friendly communities include lower transportation costs, greater social interaction, improved personal and public health, and expanded consumer choice.

MAP 3-4 RIDGE AND UPLAND GREENBELT AREAS

Legend

-  County Boundary
-  City Boundary
-  Highways and Major Roads
-  Ridge and Upland Greenbelt
- Water Bodies**
-  Lakes



THIS MAP WAS DEVELOPED FOR GENERAL PLAN PURPOSES. THE COUNTY OF MARIN IS NOT RESPONSIBLE OR LIABLE FOR USE OF THIS MAP BEYOND ITS INTENDED PURPOSE.



BUILT ENVIRONMENT ELEMENT

How will results be achieved?

Implementing Programs

DES-5.a ***Adopt Streetscape Design Standards.*** Prepare appropriate location- and use-specific standards for streetscape design that address sidewalk width and surface type, bicycle lanes, height-to-width ratio of buildings, streets and “outdoor rooms,” height of streetlights, glare, number and spacing of benches and other pedestrian amenities, and distances between doors facing the street. Complete specific design standards for low-traffic-volume roads.

DES-5.b ***Refine Parking Area Standards.*** Review and amend the Development Code as necessary to

- ◆ ensure that sufficient on-street parking is provided to encourage customers to enter commercial uses through doors facing the street;
- ◆ minimize the need for additional curb cuts;
- ◆ require that parking lots be screened from public view;
- ◆ include standards for parking structures and underground parking;
- ◆ require that a minimum of 50% of a parking lot be shaded by trees within 10 years of being built or substantially remodeled;
- ◆ ensure that parking standards do not unintentionally decrease the density of infill projects or discourage the use of transit;
- ◆ encourage the use of pervious surfaces for drainage swales, driveways, and parking areas, such as “parking groves,” with permeable stall design, intervening trees, and bollards to delineate parking spaces; and encourage shared, tandem, elevator, and other flexible parking arrangements that will facilitate space-saving and attractive design; and
- ◆ encourage designs that reduce the prominence of garages facing the street.



“The pedestrian is the design imperative.”

– Dom Nozzi



MARIN COUNTYWIDE PLAN

Figure 3-8 Marinwood Shopping Center Photo Simulation



Existing shopping center.



Conceptual redesign.

Source: 2004 Urban Advantage

The above photo simulation illustrates how the Marinwood Shopping Center could be redesigned to combine businesses with medium to higher density residential development. The redesign creates a pedestrian-oriented, bicycle-friendly environment with parking screened from view.



BUILT ENVIRONMENT ELEMENT

Figure 3-9 Relationships of Goals to Guiding Principles

This figure illustrates the relationships of each goal in this section to the Guiding Principles.

Goals	Guiding Principles											
	1. Link equity, economy, and the environment locally, regionally, and globally.	2. Minimize the use of finite resources and use all resources efficiently and effectively.	3. Reduce the use and minimize the release of hazardous materials.	4. Reduce greenhouse gas emissions that contribute to global warming.	5. Preserve our natural assets.	6. Protect our agricultural assets.	7. Provide efficient and effective transportation.	8. Supply housing affordable to the full range of our workforce and diverse community.	9. Foster businesses that create economic, environmental, and social benefits.	10. Educate and prepare our workforce and residents.	11. Cultivate ethnic, cultural, and socioeconomic diversity.	12. Support public health, safety, and social justice.
DES-1 Preservation of Community Character					•	•	•	•	•		•	•
DES-2 Transit-Oriented Development	•			•			•	•				•
DES-3 New Development in Built Areas		•		•	•	•	•	•				•
DES-4 Protection of Scenic Resources	•	•		•	•	•	•					•
DES-5 Attractive and Functional Streets and Parking Areas							•					•



MARIN COUNTYWIDE PLAN

How Will Success Be Measured?

Indicator Monitoring

Nonbinding indicators, benchmarks, and targets.¹ will help to measure and evaluate progress. This process will also provide a context in which to consider the need for new or revised implementation measures.

Indicators	Benchmarks	Targets
Vehicle miles traveled per capita countywide (VMT).	11,177 VMT per capita in 2000.	No or minimal increase by 2020.
Public transportation ridership share of modal split countywide.	11% (bus and ferry) in 2000.	Increase public transportation ridership by 2015 and then again by 2020.

¹Many factors beyond Marin County government control, including adequate funding and staff resources, may affect the estimated time frame for achieving targets and program implementation.



BUILT ENVIRONMENT ELEMENT

Program Implementation

The following table summarizes responsibilities, potential funding priorities, and estimated time frames for proposed implementation programs. Program implementation within the estimated time frame.¹ will be dependent upon the availability of adequate funding and staff resources.

**Figure 3-10
Design Program Implementation**

Program	Responsibility	Potential Funding	Priority	Time Frame
DES-1.a - Add Design Components to Community Plans.	CDA	Existing budget	High	Med. term
DES-1.b - Assist City and Town Design Efforts.	CDA	Existing budget and may require additional grants or revenue. ²	High	Ongoing
DES-1.c - Regulate Urban and Rural Design.	CDA	Existing budget	Medium	Med. term
DES-1.d - Reduce Wood Waste and Encourage Reuse of Urban Lumber.	Marin ReLeaf	Grants	Low	Med. term
DES-1.e - Expand Design Guidelines.	CDA	Existing budget	Medium	Med. term
DES-1.f - Rural Sign Regulation.	CDA	Existing budget and may require additional grants or revenue ²	Low	Long term
DES-1.g - Hold Remodels to the Same Standards as New Housing.	CDA	Existing budget	High	Ongoing
DES-1.h - Lighting Design Guidelines.	CDA	Existing budget and may require additional grants or revenue ²	Low	Long term
DES-2.a - Designate Target Nodes.	TAM, CDA, Marin Cities and Towns	Existing budget and may require additional grants or revenue	Medium	Med. term
DES-2.b - Encourage Flexible-Use Building Types.	CDA	Existing budget and may require additional grants or revenue ²	Medium	Med. term

¹ Time frames include: Immediate (0-1 years); Short term (1-4 years); Med. term (4-7 years); Long term (over 7 years); and Ongoing (existing programs already in progress whose implementation is expected to continue into the foreseeable future).

² Completion of this task is dependent on acquiring additional funding. Consequently, funding availability could lengthen or shorten the time frame and ultimate implementation of this program.



MARIN COUNTYWIDE PLAN

Program	Responsibility	Potential Funding	Priority	Time Frame
DES-2.c - Allow Mixed Use in Commercial Districts.	CDA	Existing budget and may require additional grants or revenue ²	High	Short term
DES-2.d - Require Parking “Cash-Out” Program.	CDA, DPW	Will require additional grants or revenue ²	High	Short term
DES-3.a - Encourage Mixed-Use Projects.	CDA	Existing budget and may require additional grants or revenue ²	High	Short term
DES-3.b - Adopt Design Guidelines.	CDA	Existing budget	High	Immediate
DES-3.c - Prohibit Gated Developments.	CDA	Existing budget and may require additional grants or revenue ²	Medium	Med. term
DES-3.d - Identify Public Green Space Potential.	CDA, MCOSP	Existing budget and may require additional grants or revenue ²	Low	Ongoing
DES-3.e - Encourage Small-Scale Green Spaces.	CDA	Existing budget and may require additional grants or revenue ²	Low	Ongoing
DES-4.a - Protect Key Public Views.	CDA	Existing budget and may require additional grants or revenue ²	Medium	Long term
DES-4.b - Minimize Visual Impacts of Public Facilities.	CDA	Existing budget	Medium	Long term
DES-4.c - Regulate Mass and Scale.	CDA	Existing budget	High	Ongoing
DES-4.d - Protect Views of Ridgelines.	CDA	Existing budget and may require additional grants or revenue ²	High	Ongoing to Med. term
DES-4.e - Protect Views of Ridge and Upland Greenbelt Areas.	CDA	Existing budget and may require additional grants or revenue ²	High	Med. term
DES-4.f - Participate in the California Scenic Highway Program.	TAM, CWPA, CDA	Existing budget and may require additional grants or revenue ²	Medium	Long term
DES-5.a - Adopt Streetscape Design Standards.	CDA	Existing budget	Medium	Long term
DES-5.b - Refine Parking Area Standards.	CDA, DPW	Will require additional grants or revenue ²	High	Short term



BUILT ENVIRONMENT ELEMENT



3.6 Energy and Green Building

Background

Energy is essential to every sector of the economy and community, and the design of the built environment determines how much energy is used. The way energy is obtained and produced has significant impacts on individual and environmental health. Energy generation from fossil fuels (coal, oil, natural gas) is the single largest contributor to greenhouse gas emissions.



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Energy efficiency is doing the same or more work with less energy. Examples include energy efficient lights, motors, and refrigerators that use less energy for the same or greater output.

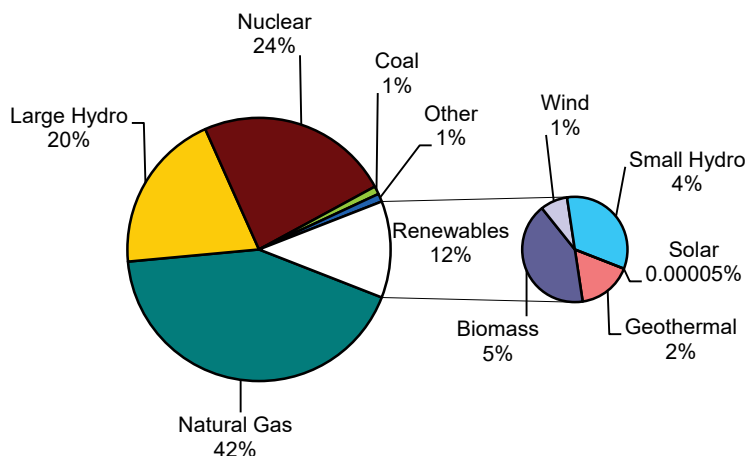
Energy conservation means reducing energy waste. Examples include turning lights, heating, and motors off when not needed.

Most energy in the county and state is imported, and Pacific Gas and Electric (PG&E) is the sole distributor of electricity and natural gas locally. Marin is therefore vulnerable to supply disruptions and price increases like the 2000-2001 spike that cost local residents and businesses about \$60 million more than in previous years. Investing in energy efficiency, renewable energy, and green building will reduce our ecological footprint, minimize our emission of greenhouse gases, reduce impacts on health and the environment, increase the reliability of our energy supply, reduce water use, stabilize prices, create high-quality jobs, and help keep millions of dollars annually in our local economy.

Local government policies and programs can contribute to a more sustainable future by

- ◆ increasing energy efficiency and conservation;
- ◆ prioritizing renewable resources and local production; and
- ◆ promoting green building design and materials.

Figure 3-11 PG&E Electricity Sources, 2005¹



Source: 2006 California Energy Commission.

¹This graph is for PG&E's entire service territory, which includes 13 million customers. Much of Marin's electricity comes from geothermal plants in the nearby Geysers region.

Green building is a whole-systems approach to design and construction that seeks to protect the environment, conserve resources, create healthier air quality, and save money. Green building practices



BUILT ENVIRONMENT ELEMENT

include better siting and design that take advantage of passive solar, cross ventilation, energy and water efficiency, renewable energy, recycling and reusing building materials, and using materials that protect natural resources. Green buildings also save money by reducing energy and water costs, increasing worker productivity, and providing healthier indoor air.

Key Trends and Issues

Is local energy demand increasing?

Marin residents are using more energy. Marin community-wide electricity use increased 18% from 1991 to 2000, with only about a 5% increase in customers. Natural gas use increased about 6% during the same period. Customers responded to the energy crisis by reducing community-wide electricity use 11% between 2000 and 2002. However, California set new peak demand records in the summer of 2004.

Homes in Marin are getting larger. While the Marin population is expected to grow at less than 1% per year, the increasing size of new and remodeled homes, and building in warmer areas (that require cooling), are adding to rising local energy demand. Homes consume about half the electricity and most of the natural gas in Marin (see Figures 3-12 and 3-13). By 2020, most energy demand will continue to come from buildings that exist today. Thus, significant reductions in energy use must come from the existing built environment. Forty-four percent of the CO₂ emissions in Marin are from energy use in buildings.

Pumping and treating water is energy intensive. Marin Municipal Water District (MMWD) is the largest electricity user in the county, using about 26 million kWh in fiscal 2004, or about 2% of the countywide load. North Marin Water District (NMWD) accounts for .02% of the countywide energy use.

MMWD is considering building a desalination plant to meet water demand that exceeds local supply and Russian River allocations. At the maximum estimated output (15 million gallons per day), the desalination plant could use up to 98 million kWh annually, more than tripling MMWD's current load and increasing countywide electricity use by 7%.

San Quentin prison is also a large energy user. In fiscal year 2002–03, the prison's usage was 11.8 million kWh, with a demand of 2.6 MW. The projected load of the proposed Condemned Inmate Complex is 7.7 MW, tripling the current load.

Is the cost of energy increasing?

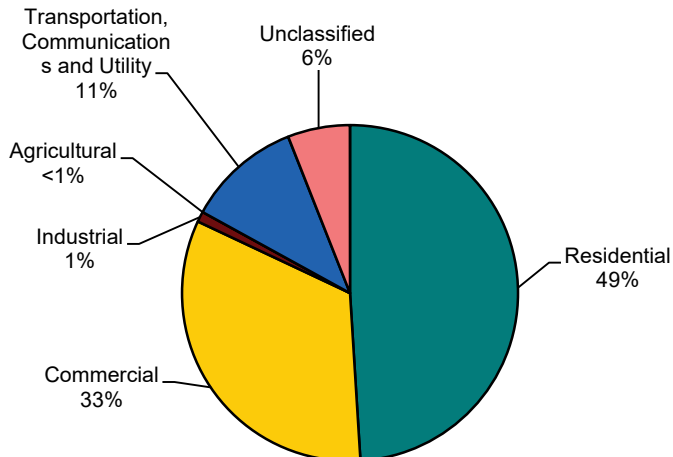
While imported energy prices are increasing, the costs of new energy efficiency and renewable technologies are falling. Investment in energy efficiency and renewables will keep millions of dollars in the local economy.



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How is energy used in Marin?

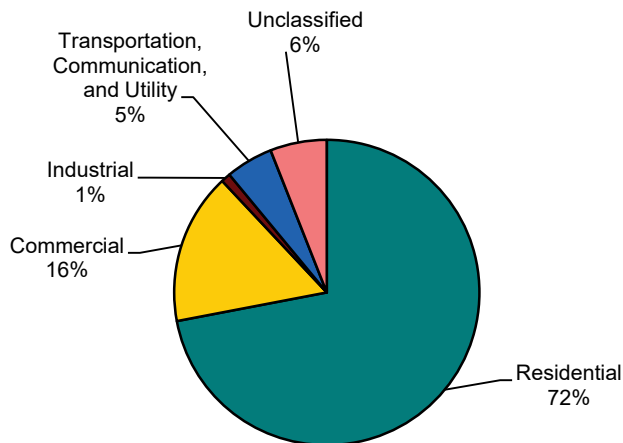
Figure 3-12 Marin Electricity Use, 2000



Source: 2000 Pacific Gas and Electric.

As this figure shows, approximately one-half of all electricity use is in homes, and one-third is in commercial buildings.

Figure 3-13 Marin Natural Gas Use, 2000



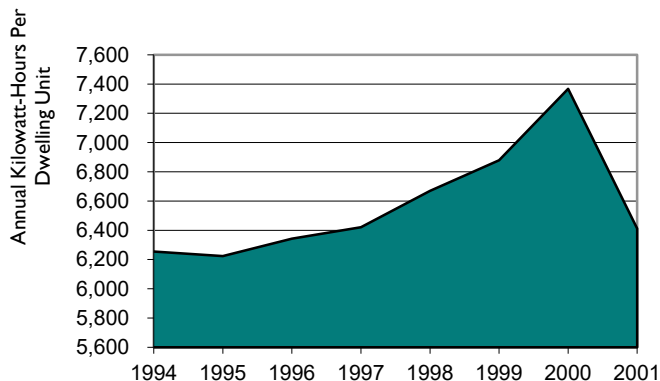
Source: 2000 California Energy Commission.

As the figure indicates, 72% of Marin's natural gas use is in homes. There is a significant opportunity to reduce this gas use through simple weatherization measures and advanced measures such as window retrofits and replacing old furnaces with high-efficiency ones.



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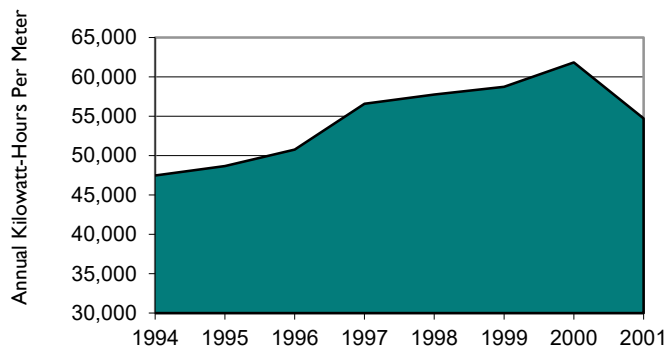
Figure 3-14 Marin Residential Electricity Consumption, 1994–2001



Source: 2000 Pacific Gas and Electric.

Per-customer residential electricity use increased by approximately 11% between 1995 and 2000. However, per-customer use dropped about 8% between 2000 and 2002, largely in response to the energy crisis.

Figure 3-15 Marin Nonresidential Electricity Consumption, 1994–2001



Source: Pacific Gas and Electric, CA Energy.

Nonresidential electricity use (including all commercial, industrial, and agricultural customers) increased 15% from 1995 to 2000 but retreated about 6% between 2000 and 2002 in response to the energy crisis. The number of nonresidential meters decreased from 13,608 in 1994 to 13,469 in 2001.

Marin also has a relatively consistent peak load throughout the year, compared with the rest of California. The peak load for Marin County was 306 MW in 2000, 267 MW in 2001, 266 MW in 2002, and 284 MW in 2003. These peak times occurred in July. The base load for Marin is 100 MW.



Peak load is the maximum energy demand per hour over a defined high-use time period.



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The Public Utilities Commission has set a goal to save more than 23,000,000 MWh per year by 2013. This is the energy equivalent of 10 giant power plants and equal to the electricity needs of 1.3 million customers.

What is the potential for energy efficiency?

Marin can decrease energy use with efficiency. A 2001 Kema-Xenergy study titled *California's Secret Energy Surplus* projects that current Public Goods Charge-funded energy efficiency programs can reduce energy peak demand by 3% through 2011 over a "no program" scenario. A doubling of funding for energy efficiency programs would reduce peak demand by 5%-6%, and a tripling of current funding would reduce peak demand by 9%.



Imported energy sources are approximately 15% efficient due to losses of energy in the excavation, production, and transportation processes.

Renewable energy technologies are becoming more available and less costly.

Marin has significant renewable resources, including solar, wind, micro-hydro, biogas, and tidal power. Wind electric generation is cost competitive with natural-gas-fired power plants today. Solar electric technologies that can be installed at the point of use are widely available and becoming more competitive. Solar electric installations per year in unincorporated Marin County increased from 6 in 2000 to 44 in 2001, 47 in 2002, and 74 in 2003. As of February 2007, there were 797 installed solar electric systems countywide, which are producing a total of 5.2 MW of power. Solar water heating has tremendous potential to offset natural gas use. Additionally, communities have the power to substantially increase generation from renewable energy through Community Choice Aggregation (AB 117). This bill allows communities to become energy providers and choose to increase the use of renewable energy.



Renewable energy means energy from sources that regenerate and are less damaging to the environment, such as solar, wind, biomass, and small-scale hydroelectric power.

What are the impacts of buildings on the environment and human health?

Buildings have a significant impact on the environment. They account for approximately 40% of total energy use, 71% of electricity use, and 33% of all CO₂ emissions in the United States. Buildings also account for 40% of all materials and wood use and 25% of all water use in the United States. Construction and demolition waste is 12% of

Marin's waste stream, with an average of 12.91 tons of waste created from the construction of a new 2,000-square-foot home. About 75% of energy used in buildings is wasted due to poor design and construction and inefficient appliances.

The built environment contributes approximately 44% of the CO₂ produced countywide, and the unincorporated areas contribute about 17%. Dairies and ranches, located predominantly in the unincorporated area, account for only 6% of the CO₂ countywide but 29% in the unincorporated areas.



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Buildings may also have unsafe levels of toxins. The U.S. Environmental Protection Agency reports that the air in new homes can be 10 times more polluted than outdoor air due to the off-gassing of finishes and furnishings. Americans spend approximately 90% of their time inside buildings.

How is green building being implemented?

Green building rating systems provide credible guidelines for green projects. The U.S. Green Building Council (USGBC) has developed the Leadership in Energy and Environmental Design (LEED) rating system to assist building professionals and the public with designing and building green buildings. LEED rates buildings using five categories: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Indoor Air Quality, and Materials and Resources (see the sidebar). Marin County utilizes green building guidelines for single-family homes largely developed by the Alameda County Waste Management Authority.

The number of State and local governments developing green building programs is growing rapidly. Santa Monica, San Jose, San Francisco, Berkeley, and Alameda County; Boulder, Colorado; Austin, Texas; and now Marin County have developed green building programs. The State of California requires all new and renovated state-owned facilities to meet LEED Silver or higher certification.

What are the costs of green building?

Building green is a sound financial choice. Investments in green buildings pay for themselves 10 times over, according to a new study for 40 California agencies. This study, drawing on national data for 33 green buildings and an in-depth review of several hundred existing studies, found that sustainable buildings are a very cost-effective investment. The report concluded that financial benefits of green design are between \$50 and \$70 per square foot in a LEED building, over 10 times the additional cost associated with building green.

Homeowners are increasingly supportive of green building. In a survey conducted in 2000, 36% of respondents were willing to pay up to \$5,000 more for green building options, and 20% were willing to pay up to \$10,000 more. While building green doesn't have to cost more, many people are willing to pay more for the benefits.



CDA's Energy Efficiency and Green Building Program includes the following:

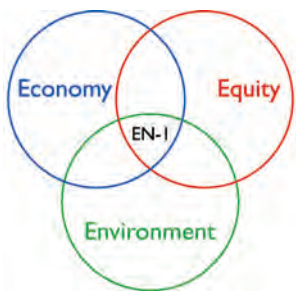
- ◆ Fast-track permitting and waived energy fees currently for projects that
 - a. exceed Title 24 by 20%
 - b. install a solar system that meets 75% of project's energy needs
 - c. meet the Green Building checklist requirements
- ◆ Technical Assistance
- ◆ Green Building Resource Library
- ◆ Trainings for County staff, building professionals, and the public
- ◆ Coordination with other municipalities



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What Are the Desired Outcomes?

GOAL EN-1



Decreased Energy Use. Reduce total and per-capita nonrenewable energy waste and peak electricity demand through energy efficiency and conservation.

Policies

EN-1.1 Adopt Energy Efficiency Standards. Integrate energy efficiency and conservation requirements that exceed State standards into the development review and building permit process.

EN-1.2 Offer Effective Incentives. Continue to offer incentives such as expedited permit processing, reduced fees, and technical assistance to encourage energy efficiency technology and practices.

EN-1.3 Provide Public Information and Education. Continue to provide information, marketing, training, and education to support energy efficiency and energy conservation.

EN-1.4 Reduce Energy Use in County Facilities. Continue to integrate energy efficiency and conservation into all County functions.

Why is this important?

In 2000, electricity production resulted in 63% of U.S. sulfur dioxide emissions that contribute to acid rain, 21% of U.S. nitrous oxide emissions that contribute to urban smog, and 40% of U.S. carbon emissions that contribute to global climate change. Reducing energy use decreases impacts on the environment and critical health problems such as asthma.

Environment: Electricity generation from fossil fuels is the single largest contributor to greenhouse gases in the world. Countywide emissions of carbon dioxide in 2005 were 3.2 million tons. The extraction, processing, transport, and generation for energy contribute to ecosystem degradation and health problems.

Economy: Total countywide electricity costs for Marin in 2005 were \$216,000,000. A dollar spent on energy



Total Energy Use. Saving energy does not necessarily mean living less well. Footprint-efficient products such as compact fluorescent light bulbs (CFLs) can reduce a room's lighting footprint by three-quarters without changing the amount of light provided. If Marin County reduced its total energy use by just 10%, the county could reduce its footprint by 63% the size of Marin County.



Housing Overlay. Smart development that reduces urban sprawl and locates housing near jobs can help to create safer and healthier communities. It can also reduce footprint. A compact, well-designed community can decrease a resident's total driving footprint by at least 10%.



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efficiency will cycle through the economy four times versus a dollar spent on an energy bill that leaves the local economy quickly. Reducing energy costs is important to a healthy local economy.

Equity: Lower income households pay a high percentage of their income on energy bills and are adversely affected by rising energy prices. Rental housing where lower income tenants live often lacks energy efficient insulation, windows, heating equipment, or appliances.

How will results be achieved?

Implementing Programs

EN-1.a *Establish a Permanent Sustainable Energy Planning Process.* Integrate sustainable energy resource planning and program implementation (including climate protection, water resources, and other overlapping topics) into long-range and current planning functions and other related County divisions. Establish and maintain a process to implement, evaluate, and modify existing programs. Work with PG&E and local and State agencies to estimate current and future energy demand countywide, conduct integrated resource planning, determine how energy sources and delivery systems can conserve resources and reduce demand in Marin, and promote energy conservation, efficiency, and use of renewable resources.

EN-1.b *Adopt Energy Efficiency Standards for New and Remodeled Buildings.* Develop and implement building standards that exceed Title 24 for residential and commercial buildings based on appropriate criteria for the county’s specific climate zones, sustainability goals, and other appropriate criteria. Establish technical and financial feasibility criteria by which the standards can be periodically improved.



CDA Sustainability Programs

- ◆ Green Business
- ◆ Certification and marketing program
- ◆ Solar incentives and technical assistance
- ◆ Energy efficiency and resource efficiency
- ◆ Green building incentives
- ◆ Climate protection target and plan
- ◆ Sustainable County operations report



Energy efficiency retrofits at the Marin Civic Center have saved over \$300,000 and 1,000 tons of CO₂ per year, which is the equivalent of planting 288 acres of trees.



Exceeding the building energy-use requirements of the State Energy Code by 22% will reduce the average home energy bill by \$812/year and have a payback of 5 to 10 years.



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EN-1.c *Implement the Single-Family Dwelling Energy Efficiency Ordinance.* Continue to require that all new and remodeled homes larger than 3,500 square feet comply with the Marin County Single Family Dwelling Energy Efficiency Ordinance through energy efficiency techniques and/or use of renewable energy. Review and revise the standard periodically to account for changes in Title 24, and technical and financial advances in energy efficiency and renewable technologies.



Marin County current sustainability ordinances:

- ◆ Single Family Dwelling Energy Efficiency Ordinance
- ◆ Construction and Demolition Waste Recovery Ordinance
- ◆ Wood Smoke Reduction Ordinance

EN-1.d *Explore Energy Efficiency Standards for Existing Buildings.* Explore and, if appropriate, adopt energy efficiency standards for existing residential and commercial buildings upon substantial remodel. Consider requiring energy efficiency inspections, disclosure, and retrofits at change of ownership based on cost-effective and commercially available energy efficiency measures.

EN-1.e *Offer Information, Technical Assistance, Training, and Incentives.* Continue to expand energy efficiency information, marketing, training, and technical assistance to property owners, development professionals, schools, and special districts. Review and revise, as needed, existing incentives for incorporating energy-

reducing practices in remodels and new development, including fee reductions and expedited processing.

EN-1.f *Explore Regional Collaboration, Financing, and Other Incentives.* Explore regional and countywide collaborations among local governments, special districts, and other public organizations to share resources, achieve economies of scale, and develop plans and programs that are optimized on a regional scale. Evaluate and implement opportunities for supporting new programs and promoting sustainable energy practices through financing mechanisms (e.g., pooled project financing, low-interest loans, Community Choice Aggregation, other local government joint ventures, and State funds earmarked for energy efficiency and renewables).

EN-1.g *Support Key Legislation.* Monitor and support State and federal legislation that promotes energy efficiency and renewable energy sources.

EN-1.h *Support Low Income Weatherization.* Review and ensure that adequate low income weatherization programs are being implemented in Marin, and all available State and federal funds and programs are being used to the fullest extent possible. Provide information, training, and technical assistance to owners and tenants who may have incentives for implementing energy efficiency in low income rental properties.

EN-1.i *Reduce Energy Use in Processing Operations.* Work with local commercial, industrial, and agricultural operations to identify opportunities for energy efficiency in the storage, transport, refrigeration, and other processing of commodities, and require such



BUILT ENVIRONMENT ELEMENT

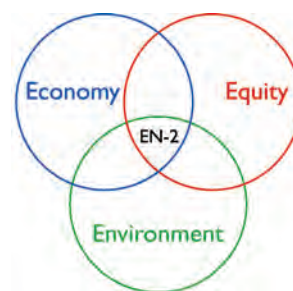
operations to provide energy efficiency analyses in conjunction with required County approvals.

- EN 1.j **Reduce Energy Use in County Facilities.** Continue to reduce energy in County facilities, utilize innovative energy efficiency technologies, and provide leadership and technical assistance to other agencies.

What Are the Desired Outcomes?

GOAL EN-2

Increased Renewable Resource Use. Utilize local renewable energy resources, and shift imported energy to renewable resources.



Policies

- EN-2.1 **Protect Local Renewable Resources.** Preserve opportunities for development of renewable energy resources.
- EN-2.2 **Adopt Renewable Energy Building Standards.** Integrate technically and financially feasible renewable energy requirements into development and building standards.
- EN-2.3 **Promote Renewable Energy.** Facilitate renewable technologies through streamlined planning and development rules, codes, processing, and other incentives.
- EN-2.4 **Provide Public Information and Education.** Provide information, marketing, training, and education to support renewable resource use.



Why is this important?

Buildings account for most electricity and natural gas consumption in the county. Incorporating solar (electric and both passive and active space and water heating) in new design and retrofitting of existing buildings offers the greatest opportunity for using local renewable resources.

Energy mix. Burning fossil fuels to produce electricity is responsible for a large portion of CO₂ emissions in Marin County. Switching to renewable energy sources such as solar can result in significant footprint savings. Increasing the share of renewably generated electricity in Marin’s energy mix to 40% in 2015 will decrease the county’s footprint by 1.8 Marin counties each year.



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Installed photovoltaic systems in Marin reduce CO₂ emissions by 1,427 tons CO₂ avoided per year.



Photovoltaic systems have a payback of 8 to 15 years.

Environment: The amount of land required for photovoltaic (PV) cells to produce enough electricity to meet all U.S. power needs is estimated at less than 60,000 square kilometers, or roughly 20% of the area of Arizona. Renewable energy generation options such as solar, wind, biogas, and tidal power increase the reliability of our supply and reduce our dependence on imported energy. Both local and imported renewable energy reduce greenhouse gas emissions.

Economy: Increasing renewable electricity use from 2.5% today to 20% by 2020 would reduce natural gas use by 6% and save consumers nearly \$27 billion. Using locally produced renewable energy can provide price stability and keep more money in the local economy through lower energy bills and job creation. The solar industry generates around nine jobs per megawatt installed, whereas traditional fossil fuel generates one job per

megawatt installed.

Equity: The United States is home to only 3% of the world's known oil reserves. Renewable energy at the source of use, such as solar electric generation, can provide greater control over cost and reliability. However, initial capital cost and lack of financing can make it unaffordable to lower income residents.

Figure 3-16 Renewable Energy

Biogas energy is recovered methane from landfills or agricultural operations used to power an engine or a turbine.

Micro-hydro turbines use the energy of falling water to create electricity. MMWD and NMWD have hydro-power potential at their reservoirs.

Solar energy uses the sun's energy to provide heat, light, hot water, and electricity for homes, businesses, and industry.

Tidal energy systems use the energy of waves, rising/falling tides, or the flow of water through a venturi to power a turbine. San Francisco is pursuing a tidal energy system, and Marin is exploring the idea with it.

Wind generators are turbines that use the energy in the motion of the wind to make mechanical energy, which is then converted to electrical energy. Wind is the least expensive method of generating electricity, and there is enough potential wind energy in the United States to power the entire country. National Renewable Energy Laboratory (NREL).



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How will results be achieved?

Implementing Programs

EN-2.a *Map Local Renewable Energy Resources, Utility Systems, and Demand Areas.* Use Geographic Information Systems (GIS) to map and assess local renewable resources, the electric and gas transmission and distribution system, community growth areas anticipated to require new energy services, and other data useful to deployment of renewable technologies.

EN-2.b *Protect Renewable Resources.* Identify possible sites for production of energy using local renewable resources such as solar, wind, small hydro, biogas, and tidal; evaluate potential land use, environmental, economic, and other constraints affecting their development; and adopt measures to protect those resources, such as utility easement, right-of-way, and land set-asides.

EN-2.c *Protect Solar Access.* Continue to require the protection of passive or active solar design elements and systems from shading by neighboring structures and trees.



A study of available rooftop space in Marin determined that approximately 100 MW of photovoltaics could be installed on commercial buildings and 130 MW could be installed on residential buildings.

EN-2.d *Facilitate Renewable Energy Technologies and Design.* Continue to identify and remove regulatory or procedural barriers to producing renewable energy in building and development codes, design guidelines, and zoning ordinances. Work with related agencies such as fire, water, and health that may impact the use of alternative technologies. Develop protocols for alternative energy storage such as biodiesel, hydrogen, and/or compressed air.

EN-2.e *Provide Incentives for Alternative Energy Production.* Continue to provide incentives such as fee reductions and expedited processing for facilities that use renewable sources for energy production. Work with State and federal agencies to secure tax exemptions, tax rebates, or other financial incentives for such facilities.

EN-2.f *Use Renewable Energy in County Facilities.* Continue to develop and employ renewable energy and clean generation technologies such as solar, wind, biogas, tidal, cogeneration, and fuel cells to power County facilities using tax-free low-interest loans and other available financial options. Evaluate the feasibility of purchasing renewable energy certificates to reduce Marin County government’s contribution to greenhouse gas emissions.

EN-2.g *Explore Community Choice Aggregation.* Evaluate and pursue implementation of Community Choice Aggregation (CCA) if it proves to be a cost-effective and low-risk strategy to accelerate the use of renewable energy resources.



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Community Choice Aggregation (AB 117)

CCA permits municipalities to aggregate and provide electricity to residents, businesses, and public facilities. Investor-owned utilities (IOUs) continue to own and operate the transmission and distribution system, and provide metering, billing, and other customer service functions.

EN-2.h *Provide Information and Technical Assistance.* Offer technical assistance for renewable energy and clean distributed generation as part of the program under EN-1.e.

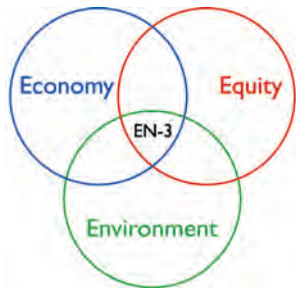
EN-2.i *Explore Renewable Energy Financing Options.* Evaluate and implement as feasible local government financing options such as low-interest loans, pooled project financing, and joint ventures with other agencies with financing authority, such as the water districts.

EN-2.j *Coordinate with the Special Districts on Energy Use.* Work with MMWD, NMWD, and sanitary and other special districts to assess and develop joint initiatives for energy and water resource planning, resource conservation, and energy development.

EN-2.k *Explore Regional Collaboration.* Explore regional collaborations among local governments, special districts, nonprofits, and other public organizations to share resources, achieve economies of scale, and develop renewable energy policies and programs that are optimized on a regional scale.

What Are the Desired Outcomes?

GOAL EN-3



Adopt Green Building Standards. Integrate green building requirements into the development review and building permit process.

Policies

EN-3.1 *Initiate Green Building Initiatives.* Encourage and over time increasingly require sustainable resource use and construction with nontoxic materials.

EN-3.2 *Offer Effective Incentives.* Continue to offer incentives that encourage green building practices.

EN-3.3 *Incorporate Green Building in County Facilities.* Integrate green building practices into all County facilities.

EN-3.4 *Provide Public Information and Education.* Continue to provide information, marketing, training, and education to support green building.



BUILT ENVIRONMENT ELEMENT

Why is this important?

Efficient windows, appliances, and lighting can lower electricity need in a building by up to 65%. Many conventional products, such as cabinets, counter tops, shelving, and furniture, are made from particleboard that is glued together with formaldehyde, a suspected human carcinogen. Green building practices create healthier living and working conditions, protect watersheds, reduce the embodied energy of materials, reduce pressure on forest and mineral resources, and result in buildings that are less expensive to operate and often have a higher resale value.

Environment: Buildings have a significant impact on the environment. They account for approximately 40% of total energy use, 71% of electricity use, and 33% of all carbon dioxide emissions in the United States. Buildings also account for 40% of all materials and wood use, and 25% of all water use in the United States.

Economy: In 2003, the State of California commissioned a study of 35 LEED buildings. The study found that the average extra first cost was approximately \$5 to \$6/square foot (2%) more than average commercial construction costs. However, the range of benefits was approximately \$50 to \$70/square foot, with increased productivity being the largest benefit.

Equity: Up to 40% of children born today may develop respiratory problems, possibly due in part to the chemicals in their homes. Conventional buildings contain many toxins, such as formaldehyde. Green building strives to use nontoxic materials.

How will results be achieved?

Implementing Programs

- EN-3.a** ***Require Green Building Practices for Residential Development.*** Require residential development and major remodels that are subject to design review to utilize the Marin Green Building Design Guidelines (see the Introduction, “Technical Background Reports and Other Supporting Documents”) or other County-approved rating systems. Affordable housing projects are encouraged but not required to integrate the Marin Green Building Design Guidelines or other County-approved rating systems. Additional technical assistance and public funding should be provided for that purpose.
- EN-3.b** ***Require Green Building Practices for Nonresidential Development.*** Consider incentives and/or the discretionary permit process to require new nonresidential development and remodels to utilize the U.S. Green Building Council’s LEED rating system.
- EN-3.c** ***Divert Construction Waste.*** Continue to implement and improve the Construction and Demolition Waste Recovery Ordinance, requiring building projects to recycle or reuse a minimum of 50% of unused or leftover building materials.
- EN-3.d** ***Encourage Fly Ash in Concrete.*** Provide incentives and consider regulations requiring new building projects that use a substantial amount of concrete to incorporate at least



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25% fly ash to offset some of the energy use and greenhouse gas emissions associated with the manufacturing of cement.

- EN-3.e** *Offer Information, Technical Assistance, Training, and Incentives.* Continue to expand green building information, marketing, training, and technical assistance to property owners, development professionals, schools, and special districts. Include green building guidelines in residential design guidelines. Review and revise, as needed, existing incentives for incorporating green building practices in remodels and new development, including fee reductions and/or expedited permit processing.
- EN-3.f** *Facilitate Green Building Practices.* Continue to identify and remove regulatory or procedural barriers to implementing green building practices in Marin, such as updating codes, guidelines, and zoning.
- EN-3.g** *Support Green Building Professional Certification.* Support minimum green building certification requirements for architects, contractors, and other building professionals. Provide ongoing training to meet the minimum requirements. Maintain County membership in the United States Green Building Council.

Figure 3-17 LEED Rating System

LEED (Leadership in Energy and Environmental Design) is a rating system created by the U.S. Green Building Council that evaluates environmental performance over a building's life cycle.

LEED rates new and existing commercial, institutional, and high-rise residential buildings as follows:

<i>Rating</i>	<i>Points</i>
Certified	26-32
Silver	33-38
Gold	39-51
Platinum	52-69 (maximum measured)

Maximum rating is 69 points.

- EN-3.h** *Adopt LEED Gold Standards for Public Buildings.* Implement where feasible the LEED (Leadership in Energy and Environmental Design) Gold certification requirements or a higher standard for development and major remodels of new public buildings.



BUILT ENVIRONMENT ELEMENT

- EN-3.i** ***Explore Regional Collaborations.*** Explore regional collaborations among local governments, special districts, nonprofits, and other public organizations to share resources, achieve economies of scale, and develop green building policies and programs that are optimized on a regional scale.
- EN-3.j** ***Support Key Legislation and Initiatives.*** Monitor and support State and federal legislation and programs that promote green building.
- EN-3.k** ***Evaluate Carbon Neutral Building Incentives.*** Evaluate the feasibility of incentives and regulations to achieve carbon neutral buildings.



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Figure 3-18 Relationships of Goals to Guiding Principles

This figure illustrates the relationships of each goal in this section to the Guiding Principles.

Goals	Guiding Principles											
	1. Link equity, economy, and the environment locally, regionally, and globally.	2. Minimize the use of finite resources and use all resources efficiently and effectively.	3. Reduce the use and minimize the release of hazardous materials.	4. Reduce greenhouse gas emissions that contribute to global warming.	5. Preserve our natural assets.	6. Protect our agricultural assets.	7. Provide efficient and effective transportation.	8. Supply housing affordable to the full range of our workforce and diverse community.	9. Foster businesses that create economic, environmental, and social benefits.	10. Educate and prepare our workforce and residents.	11. Cultivate ethnic, cultural, and socioeconomic diversity.	12. Support public health, safety, and social justice.
EN-1 Decreased Energy Use	•	•	•	•						•	•	•
EN-2 Increased Renewable Resource Use	•	•	•	•	•				•			•
EN-3 Adopt Green Building Standards		•		•	•				•			•



BUILT ENVIRONMENT ELEMENT

How Will Success Be Measured?

Indicator Monitoring

Nonbinding indicators, benchmarks, and targets¹ will help to measure and evaluate progress. This process will also provide a context in which to consider the need for new or revised implementation measures.

Indicators	Benchmarks	Targets
Energy use per capita countywide.	16,636 kWh unincorporated per capita in 2000.	Reduce consumption of electricity per capita 10% by 2020.
Energy use per employee in County-operated buildings.	4,852 kWh per employee in 2000.	Lower energy consumption per employee by 2020.
Total MW of photovoltaic systems installed countywide.	0.0255 MW in 2000.	15 MW by 2015 and 30 MW by 2020.
Total MW of photovoltaic systems installed by County government.	0 in 2000.	0.5 MW by 2010 and 1 MW by 2015.

¹Many factors beyond Marin County government control, including adequate funding and staff resources, may affect the estimated time frame for achieving targets and program implementation.



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Program Implementation

The following table summarizes responsibilities, potential funding priorities, and estimated time frames for proposed implementation programs. Program implementation within the estimated time frame¹ will be dependent upon the availability of adequate funding and staff resources.

**Figure 3-19
Energy Program Implementation**

Program	Responsibility	Potential Funding	Priority	Time Frame
EN-1.a - Establish a Permanent Sustainable Energy Planning Process.	CDA, CEC, PG&E	Existing budget	Medium	Short term and Ongoing
EN-1.b - Adopt Energy Efficiency Standards for New and Remodeled Buildings.	CDA	Existing budget and may require additional grants or revenue ²	Medium	Med. term
EN-1.c - Implement the Single-Family Dwelling Energy Efficiency Ordinance	CDA	Existing budget and may require additional grants or revenue ²	High	Ongoing
EN-1.d - Explore Energy Efficiency Standards for Existing Buildings.	CDA	Existing budget and may require additional grants or revenue ²	Medium	Med. term
EN-1.e - Offer Information, Technical Assistance, Training, and Incentives.	CDA	Existing budget and may require additional grants or revenue ²	High	Immediate
EN-1.f - Explore Regional Collaboration, Financing, and Other Incentives.	CDA, CAO, Marin Cities and Towns	Existing budget and may require additional grants or revenue ²	High	Immediate
EN-1.g - Support Key Legislation.	CDA, CAO	Existing budget and may require additional grants or revenue ²	Medium	Immediate and Ongoing
EN-1.h - Support Low Income Weatherization.	CDA, CBO's	Will require additional grants or revenue ²	Medium	Short term
EN-1.i - Reduce Energy Use in Processing Operations.	CDA, UCCE-FA ³	Will require additional grants or revenue ²	Medium	Med. term

¹ Time frames include: Immediate (0-1 years); Short term (1-4 years); Med. term (4-7 years); Long term (over 7 years); and Ongoing (existing programs already in progress whose implementation is expected to continue into the foreseeable future).

³UCCE-FA: University of California Cooperative Extension, FA: Farm Advisor.



BUILT ENVIRONMENT ELEMENT

Program	Responsibility	Potential Funding	Priority	Time Frame
EN-1.j - Reduce Energy Use in County Facilities.	DPW	Existing budget and may require additional grants or revenue ²	High	Short term
EN-2.a - Map Local Renewable Energy Resources, Utility Systems, and Demand Areas.	CDA	Existing budget and may require additional grants or revenue ²	Medium	Short term
EN-2.b - Protect Renewable Resources.	CDA	Existing budget and may require additional grants or revenue ²	High	Short term
EN-2.c - Protect Solar Access.	CDA	Existing budget	High	Ongoing
EN-2.d - Facilitate Renewable Energy Technologies and Design.	CDA	Existing budget and may require additional grants or revenue ²	High	Short term
EN-2.e - Provide Incentives for Alternative Energy Production.	CDA	Existing budget and may require additional grants or revenue ²	High	Ongoing
EN-2.f - Use Renewable Energy in County Facilities.	DPW, CDA	Will require additional grants or revenue ²	High	Ongoing
EN-2.g - Explore Community Choice Aggregation.	CDA	Existing budget and may require additional grants or revenue ²	High	Ongoing
EN-2.h - Provide Information and Technical Assistance.	CDA	Existing budget	High	Ongoing
EN-2.i - Explore Renewable Energy Financing Options.	CDA, CAO	Existing budget and may require additional grants or revenue ²	Medium	Short Term
EN-2.j - Coordinate with the Special Districts on Energy Use.	CDA, Water and Sewer Districts	Existing budget and may require additional grants or revenue ²	Medium	Short Term
EN-2.k - Explore Regional Collaboration.	CDA, CAO, Marin Cities and Towns, Water and Sewer Districts, Schools, CBO's	Existing budget and may require additional grants or revenue ²	High	Immediate



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Program	Responsibility	Potential Funding	Priority	Time Frame
EN-3.a - Require Green Building Practices for Residential Development.	CDA	Existing budget	High	Ongoing
EN-3.b - Require Green Building Practices for Nonresidential Development.	CDA	Existing budget and may require additional grants or revenue ²	Medium	Short term
EN-3.c - Divert Construction Waste.	CDA	Existing budget	High	Ongoing
EN-3.d - Encourage Fly Ash in Concrete.	CDA	Existing budget	Medium	Short term
EN-3.e - Offer Information, Technical Assistance, Training, and Incentives.	CDA	Existing budget	High	Ongoing
EN-3.f - Facilitate Green Building Practices.	CDA	Existing budget	High	Ongoing
EN-3.g - Support Green Building Professional Certification.	CDA	Existing budget	Medium	Short term
EN-3.h - Adopt LEED Gold Standards for Public Buildings.	Board of Supervisors, DPW	Existing budget and future capital improvement budgets	High	Immediate
EN-3.i - Explore Regional Collaborations.	CDA	Existing budget and may require additional grants or revenue ²	High	Immediate
EN-3.j - Support Key Legislation and Initiatives.	Board of Supervisors CDA, County Lobbyist	Existing budget	Medium	Ongoing
EN-3.k - Evaluate Carbon Neutral Building Incentives.	CDA	Existing budget	Medium	Med. term



BUILT ENVIRONMENT ELEMENT

3.7 Mineral Resources

Background

The State requires cities and counties to adopt policies that restrict designated mineral resource sites from premature development and protect surrounding communities from impacts associated with mineral extraction. The purposes of such State policies include encouraging extraction of necessary mineral and construction commodities in locations reasonably close to their markets, and ensuring that mined lands are reclaimed to minimize adverse effects on the environment and public health. Furthermore, local governments have a responsibility to protect the public health and safety of their residents by requiring that only legal mining and material transport and handling activities are conducted, and that the impacts of such operations are adequately mitigated using the best available management practices.

The impacts of existing and proposed quarry activities must be mitigated to respect both the environment and neighbors, in compliance with the County use-permit process and the accompanying environmental review required by the California Environmental Quality Act (CEQA). The use-permit and environmental review processes allow decision makers to objectively review proposed operations, to gather public input concerning potential impacts, and then to place a variety of limitations on mining, construction, transportation, and other associated activities — such as restricted hours of operation, required noise and dust control measures, and necessary water quality protection methods. Additional restrictions may be placed on existing operations when quarry operators request modifications to already permitted activities if the existing operation causes inadequately mitigated impacts.

In conjunction with the use permit required for a proposed quarry operation, a reclamation plan must also be filed (as required by State law). The plan identifies the method for restoring the land for a subsequent use once the mining operation is completed. The plan must also contain specific information about the site, the mineral commodity being mined, the mining method, and the details regarding how the proposed reclamation program will minimize adverse impacts. Conformance with the reclamation plan is monitored by the County Department of Public Works.

Quarry operations are generally divided into three categories:

1. vested quarries that existed prior to adoption of the County's quarry ordinance in 1973, do not have contemporary use permits, and may lack comprehensive environmental impact analysis;
2. existing quarry operations that have a use permit;
3. new quarries, which will be required to obtain a use permit, a surface mining and quarrying permit, and a reclamation plan.

The State Mining and Geology Board maintains information on mineral deposits of statewide or regional significance. The North Bay region, comprising Sonoma, Marin, and Napa counties, places an ongoing demand on crushed stone and alluvial deposits for construction materials, including asphaltic concrete, aggregate, road base and sub-base, and Portland cement concrete. Eight sites in Marin County have been designated by the State as having significant mineral resources for the North Bay region (see



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Map 3-5, Location of Mineral Resource Preservation Sites). These sites contain deposits that qualify as marketable commodities by meeting a threshold value based on gross sales price. Four of these sites should be considered for removal from State listing because they have been purchased for public open space, are already subdivided and used for residential purposes, or are highly environmentally sensitive.

Mineral Resource Zones are grouped by the State into four categories based on geologic factors, with Class 2 (MRZ-2) lands having the greatest importance. Class 2 sites are underlain by demonstrated mineral resources considered important to the region or the state as a whole. All of the Marin mineral resource sites are identified by the State as Class 2, except for Ring Mountain, which is considered a Scientific Resource Zone (and therefore not a production site) due to the presence of rare geologic formations. In addition, there are mineral resource sites not designated by the State that have County-approved operating permits and reclamation plans.

This Section of the Countywide Plan is intended to ensure that mineral resource sites provide materials needed locally and regionally in a manner that protects public health and safety, and that mining sites will be operated, maintained, and ultimately restored in compliance with adequate operating permits and reclamation plans.

Key Trends and Issues

Can local sources provide for all of Marin's mineral resource needs?

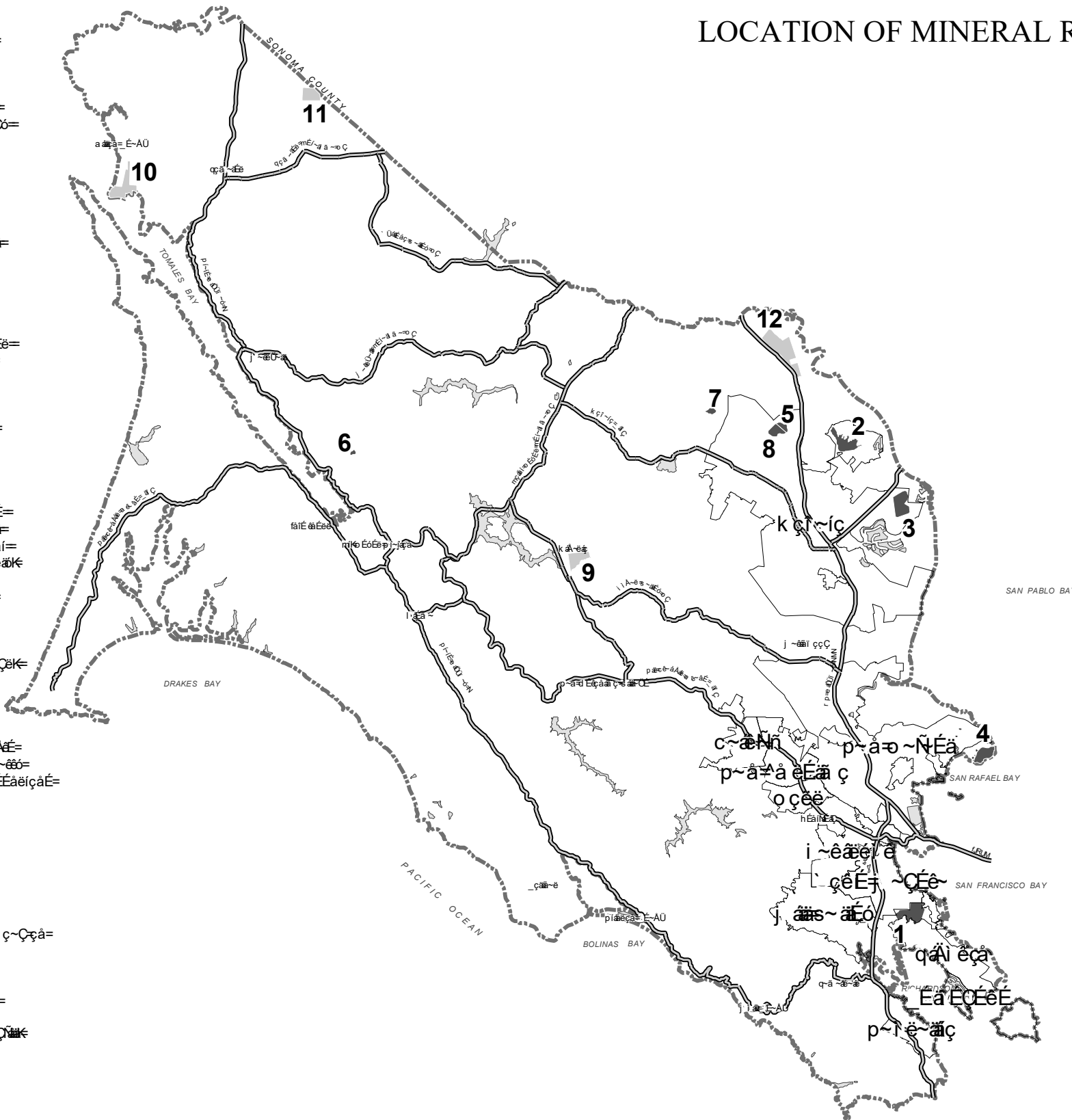
Materials likely will still be imported to support construction activity. Total consumption of mineral resources to 2030 in Sonoma, Marin, and Napa counties is estimated at 478 million tons. Although the volume of deposits remaining in local quarries has not been determined, it is expected that mined commodities will still need to be transported from outside the County. Consumption level may vary if growth patterns change, and unforeseen events such as disaster reconstruction could dramatically increase the need for materials. Fine sand and gravel suitable for producing Portland cement concrete is already limited in supply locally. Efforts to reduce demand for mineral resources, including minimizing waste of mined materials and using fly ash as a constituent in concrete, can help conserve resources and limit the need for additional extraction.

Are there conflicts between mineral resource extraction operations and neighboring land uses?

In some areas of the county, quarry operations, including truck transportation and blasting, have resulted in substantial conflicts with nearby residential and recreational uses. One example of this is the noise and truck traffic experienced by neighbors of the San Rafael Rock Quarry, which operates under a permit granted in 1972.

MAP 3-5 LOCATION OF MINERAL RESOURCE PRESERVATION SITES

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Legend

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- a o c i a c e
- e a u i ~ o e a c t ~ a q e c ~ c e

Water Bodies

- i ~ a e e

Mineral Resource Preservation Sites

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- j ~ e e e c i a i o m e e a i e c t a e e a o e e c i e a e p a e e

M N O Q S U j a e e

q e f p j a m e a p a b s b i l m b a c l o d b k b o a i m a k m m o m p b p k
 q e b e l r k q v e c j a o k p a l q e b p m k p i b e o a p i b a l o
 r p b e c q e f p j a m e b v l k a q p a q b k a b a m m o m p b k

a ~ i e m a i c a e e n n o m i ~ e e m e a e a p u r a n c

p l r o b a n n u t i ~ a n g a a p i i e a e e a e a i c n e c a e e a ~ i a p a a a a a q a n e a e e a c a c u e q a o
 o m o i j ~ e e e c i a i o a e e e a i c n e i a a e c e e e



BUILT ENVIRONMENT ELEMENT

What Are the Desired Outcomes?

GOAL MIN-I

Properly Conducted Mining. Ensure that mineral resource sites remain viable for long-term production and that operations and eventual site reclamation do not adversely impact public health or the environment.



Policies

- MIN-1.1** **Preserve Mineral Resource Sites.** Protect State-designated Class 2 production sites from encroachment by temporary or permanent land uses that would inhibit timely mineral extraction to meet market demand.
- MIN-1.2** **Remove Sites from State Listing.** Petition the State to declassify mining sites from the State list, if a site has been reclaimed.
- MIN-1.3** **Buffer Extraction Areas and Incompatible Land Uses.** Create sufficient buffers between designated mineral resource sites or potential extraction areas and uses incompatible with mining, such as housing.
- MIN-1.4** **Require Best Available Management Practices.** Require best available management practices through the use-permit process to minimize or avoid nuisances, hazards, or adverse environmental impacts.
- MIN-1.5** **Reclaim Mined Lands.** Ensure that all mining operations provide for adequate reclamation of mined lands, including erosion control, revegetation, maintenance of settling ponds, and control of contaminants.
- MIN-1.6** **Address Operational Issues.** When a use permit comes up for renewal, or if a property owner amends a surface mining and quarrying permit, the environmental impacts of the project shall be evaluated and mitigated through the California Environmental Quality Act and the permit process.
- MIN-1.7** **Study Mineral Resource Areas.** In order to respond to changing needs, a study will be conducted to evaluate whether to provide more flexibility in land uses in areas subject to State designations for mineral extraction. The study will include the steps necessary to change mineral policies in order to comply with the requirements of the State Surface Mining and Reclamation Act.

Why is this important?

Eight sites in Marin County have been designated by the State as having significant mineral resources. Mining activities can impact local water, fish, and wildlife, as well as surrounding communities. When the need to extract material is not accompanied by appropriate protection of the environment and the



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health and safety of surrounding neighbors, such operations can create nuisances, hazards, or significant environmental impacts.

Environment. Requiring compliance with use permits, surface mining and quarry permits, and reclamation plans can ensure environmentally sensitive mining operations and healthy reuse of the site after project completion.

Economy: Encouraging construction activity to use materials mined locally helps reduce the costs associated with long-distance transportation of materials and supports local businesses.

Equity: Buffering mining operations from uses sensitive to noise, odors, dust, vibration, and traffic limits exposure of residents to nuisances and health threats, and upholds neighborhood quality of life.

How will results be achieved?

Implementing Programs

- MIN-1.a** ***Modify the Mineral Resource Overlay Zone.*** Modify the Mineral Resource overlay zone to include (1) all sites in unincorporated Marin determined by the State Mining and Geology Board to qualify as Class 2 production sites – such as the Borello, Mount Burdell, and San Pedro Hill sites, and (2) all County-approved mining operations – such as the Nicasio, Martinoni, and Redwood Landfill Quarries.
- MIN-1.b** ***Request Termination of Mineral Designation Status.*** Coordinate with the State Mining and Geology Board to evaluate the removal of the mineral designation status from the two Burdell Mountain mineral resource sites as shown on Map 3-5 as sites 5 and 8 if they no longer meet the threshold for listing.
- MIN-1.c** ***Request Removal from State Listing.*** Coordinate with the State Mining and Geology Board to remove the mineral designation status from Ring Mountain, Black Point, and Burdell Mountain, as these sites are owned by the Marin County Open Space District, and/or are highly environmentally sensitive.
- MIN-1.d** ***Preclude Mining at Ring Mountain.*** Amend the Development Code and County Zoning Map to assign the label “Designated Mineral Resource – Scientific Zone” to all or portions of the following parcels, (Ring Mountain) 038-182-31,32,36,37 to preclude future development of mining operations at this site.
- MIN-1.e** ***Provide Maps of Mineral Resources Areas.*** Make available to the public designated mineral resource areas on County land use maps and mineral resource preparation map sites (Map 3-5).
- MIN-1.f** ***Require Adequate Buffers.*** Modify the Mineral Resource overlay zone to incorporate sufficient buffers between mining operations and neighboring land uses to minimize to the extent feasible adverse effects on public health and safety. Apply such buffers to existing and proposed mining operations through the applicable permitting and environmental review process.



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- MIN-1.g** *Mitigate Impacts.* Prepare and continue to update a list of best available management practices that reflect the state-of-the-art mitigation of project impacts, including traffic and noise. Apply these to mining operations through the permitting and environmental review processes as appropriate.
- MIN-1.h** *Enforce Reclamation Requirements.* Continue to enforce adopted mining reclamation provisions (Development Code Section 23.06, State Public Resources Code Section 2710, *et seq.*, and State Code of Regulations Title 14, Division 2, Chapter 8, Subchapter 1), including through ongoing monitoring of on-site and off-site conditions, and ensure that sufficient financial assurances have been provided to enable full reclamation in accordance with approved plans.
- MIN-1.i** *Require Wetlands Protection.* Amend County Code Section 23.06.40(5) to require mining operations to protect and buffer any wetlands on-site or downstream that might be affected by proposed activities, and to reclaim mined wetlands and return them to wetland status after conclusion of mining operations.
- MIN-1.j** *Require Visual Impact Mitigation.* Amend County Code Section 23.06.40(5) to require mining operations to mitigate any potential negative visual impacts.
- MIN-1.k** *Remove Mineral Resources Protection from Reclaimed Sites.* Withdraw application of County mineral resource preservation policies for mining sites that have been reclaimed.
- MIN-1.l** *Promote Alternative Materials and Conservation.* Work with consumers of mined materials to reduce demand through use of alternative materials and by optimizing recycling of construction and demolition waste (see the Energy and Green Building Section of the Built Environment Element).
- MIN-1.m** *Consider State Mineral Requirements.* Consider changing mineral policies consistent with State law or requirements to allow more flexibility in allowing alternative land uses where considered desirable by the County.



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Figure 3-20 Relationships of Goals to Guiding Principles

This figure illustrates the relationships of this Section’s goal to the Guiding Principles.

Goal	Guiding Principles											
MIN-1 Properly Conducted Mining	•	•	•	•								•
	1. Link equity, economy, and the environment locally, regionally, and globally.	2. Minimize the use of finite resources and use all resources efficiently and effectively.	3. Reduce the use and minimize the release of hazardous materials.	4. Reduce greenhouse gas emissions that contribute to global warming.	5. Preserve our natural assets.	6. Protect our agricultural assets.	7. Provide efficient and effective transportation.	8. Supply housing affordable to the full range of our workforce and diverse community.	9. Foster businesses that create economic, environmental, and social benefits.	10. Educate and prepare our workforce and residents.	11. Cultivate ethnic, cultural, and socioeconomic diversity.	12. Support public health, safety, and social justice.



BUILT ENVIRONMENT ELEMENT

How Will Success Be Measured?

Indicator Monitoring

Nonbinding indicators, benchmarks, and targets¹ will help to measure and evaluate progress. This process will also provide a context in which to consider the need for new or revised implementation measures.

Indicator	Benchmark	Target
Amount of daily annualized PM 10 and PM 2.5 emissions from active quarry sites adjacent to 25 or more homes.	California PM 2.5 and PM 10 standards.	5% reduction from California standards.

¹Many factors beyond Marin County government control, including adequate funding and staff resources, may affect the estimated time frame for achieving targets and program implementation.



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Program Implementation

The following table summarizes responsibilities, potential funding priorities, and estimated time frames for proposed implementation programs. Program implementation within the estimated time frame¹ will be dependent upon the availability of adequate funding and staff resources.

**Figure 3-21
Mineral Resources Program Implementation**

Program	Responsibility	Potential Funding	Priority	Time Frame
MIN-1.a - Modify the Mineral Resource Overlay Zone.	CDA, DMG	Existing budget and may require additional grants or revenue ²	Low	Med. term
MIN-1.b - Request Termination of Mineral Designation Status.	CDA, DMG	Existing budget and may require additional grants or revenue ²	Low	Long term
MIN-1.c - Request Removal from State Listing.	CDA, DMG	Existing budget and may require additional grants or revenue ²	Low	Long term
MIN-1.d - Preclude Mining at Ring Mountain.	CDA	Existing budget and may require additional grants or revenue ²	Low	Long term
MIN-1.e - Provide Maps of Mineral Resources Areas.	CDA	Existing budget	Medium	Med. term
MIN-1.f - Require Adequate Buffers.	CDA	Existing budget	Medium	Med. term
MIN-1.g - Mitigate Impacts.	CDA	Existing budget	High	Short term
MIN-1.h - Enforce Reclamation Requirements.	DPW	Quarry Fees	High	Ongoing
MIN-1.i - Require Wetlands Protection.	DPW	Will require additional grants or other revenue ²	Medium	Long term
MIN-1.j - Require Visual Impact Mitigation.	DPW	Will require additional grants or other revenue ²	Medium	Long term

¹ Time frames include: Immediate (0-1 years); Short term (1-4 years); Med. term (4-7 years); Long term (over 7 years); and Ongoing (existing programs already in progress whose implementation is expected to continue into the foreseeable future).

² Completion of this task is dependent on acquiring additional funding. Consequently, funding availability could lengthen or shorten the time frame and ultimate implementation of this program.



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Program	Responsibility	Potential Funding	Priority	Time Frame
MIN-1.k - Remove Mineral Resources Protection from Reclaimed Sites.	CDA	Existing budget and may require additional grants or revenue ²	Low	Ongoing
MIN-1.l - Promote Alternative Materials and Conservation.	CDA	Existing budget and may require additional grants or revenue ²	Medium	Ongoing
MIN-1.m - Consider State Mineral Requirements.	DPW, CDA	Existing budget and may require additional grants or revenue ²	Medium	Med. term



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BUILT ENVIRONMENT ELEMENT



3.8 Housing Element



MARIN COUNTYWIDE PLAN

Marin County Housing Element 2015 – 2023

Adopted by the Marin County Board of Supervisors

December 9, 2014

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Certified by the California State Department of Housing and Community Development

March 20, 2015



COMMUNITY DEVELOPMENT AGENCY

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Available online at www.marincounty.org/HousingElement

Recommended by the Marin County Planning Commission

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Marin County Housing Element 2015 – 2023

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Section I: Introduction

Housing Element Overview and Purpose

Overview

According to State housing and planning laws, all California cities and counties are required to include in their General Plan a housing element that establishes objectives, policies, and programs in response to community housing conditions and needs. This draft Housing Element has been prepared to satisfy this mandate by evaluating and addressing housing needs in the unincorporated area of Marin County during the planning period. This document is an update of the County's State-certified Housing Element that was adopted initially in November 1991, readopted with the Countywide Plan Update in January 1994, updated in June 2003, and then readopted with the Countywide Plan Update in November 2007 and updated in September 2013.

Marin County offers varied and attractive residential environments due to its unique combination of natural beauty and proximity to San Francisco. Many of the housing problems that exist today, such as low vacancy rates, escalating housing prices and rents, and the overall demand for housing and pressure for growth, are a result of these attractive qualities.

The 2007 Marin Countywide Plan (the County's general plan), into which this Housing Element will be incorporated, is based on the principal of sustainability, which is defined as aligning our built environment and socioeconomic activities with the natural systems that support life. The Countywide Plan focuses on the principles of a sustainable community: Environment, Economy, and Equity. Consistent with this focus, the primary objective of the Marin County Housing Element is to plan sustainable communities by supplying housing affordable to the full range of our diverse community and workforce. The approach of this Housing Element is to focus on the following areas:

Goal 1 Use Land Efficiently

Use Marin's land efficiently to meet housing needs and implement smart and sustainable development principles.

Goal 2 Meet Housing Needs through a Variety of Housing Choices

Respond to the broad range of housing needs in Marin County by supporting a mix of housing types, densities, affordability levels, and designs.

Goal 3 Ensure Leadership and Institutional Capacity

Build and maintain local government institutional capacity and monitor accomplishments so as to respond to housing needs effectively over time.

Purpose

The purpose of the Housing Element is to achieve an adequate supply of decent, safe, and affordable housing for Marin's workforce, residents, and special needs populations, with a particular focus on the unincorporated areas of the County. The Housing Element assesses housing needs for all income groups and lays out a program to meet these needs. Housing affordability in Marin County and in the Bay Area as a whole has become increasingly important as climate change issues are addressed. The built environment and commute patterns are major contributors to greenhouse gas emissions. A strategic infill approach that supports affordable housing for members of the workforce at selected mixed-use locations near existing jobs and transit, along with an emphasis on green building and business practices, offers Marin communities a way to carry out the principles of sustainability. The

overall goal of the Housing Element is to present goals, objectives, policies, and action programs to facilitate housing for existing and future needs.

The Housing Element is divided into five sections. Section I contains introductory material and an overview of State law requirements for housing elements. Section II contains an analysis of housing needs. Section III contains a detailed analysis of governmental and non-governmental constraints to housing development. Section IV contains quantified housing needs and an assessment of housing opportunities and site capacity. Section V contains housing goals and objectives, policies, and implementation programs.

Housing Element Law and Changes to State Requirements

Overview

Enacted in 1969, State housing element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development.

Unlike the other State-mandated general plan elements, the housing element is subject to detailed statutory requirements regarding its content, and is subject to mandatory review by the California Department of Housing and Community Development (HCD). The housing element must also be updated every four to eight years, unlike other general plan elements, unless the deadline is extended by the State. According to State law, the statutory due date to update the housing element for the 2015-2023 planning period is January 31, 2015.

State law requires that the housing element contain the following information:

- A review of the goals, objectives, and policies of the current housing element.
- Current demographic, economic, and housing information for the locality.
- A quantified housing needs assessment.
- Analysis of the constraints to providing housing for all income levels.
- A discussion of opportunities for energy conservation in new housing developments.
- An inventory of assisted units at risk of conversion to market rate.
- An inventory of residential land resources, including suitable sites for housing, homeless shelters, and transitional housing.
- A set of housing goals, policies, and programs.
- Quantified objectives for housing over the next planning period.
- A description of diligent efforts towards participation by all economic groups in the update process.

Changes in State Law

There have been a number of changes in State housing element law since the 2007-2014 Housing Element was adopted. The changes have helped to clarify needed information in the housing element and establish new requirements and responsibilities for local governments. Below is a summary of recent changes in State law.

Transitional and Supportive Housing. SB 745, which took effect January 1, 2014, amends the definitions of supportive and transitional housing in Government Code (GC) Section 65582 by, among other provisions, removing the time limits of occupancy. In 2007, SB 2 amended housing element law to require that transitional and supportive housing be permitted as a residential use, subject only to restrictions applicable to other residential dwellings. The County complied with the provisions of SB 2 during the 2012 Development Code amendments.

Housing Element changes from SB 375. The *Sustainable Communities and Climate Protection Act* of 2008, Senate Bill 375, known as SB 375, extends the housing element planning period from five years to eight years in order to link the Regional Transportation Plan (RTP) process with the Regional Housing Needs Allocation (RHNA) and housing element process. Once a jurisdiction receives its RHNA objectives, it has 18 months to prepare its housing element and submit it to the Department of Housing and Community Development (HCD). For those jurisdictions who meet statutory deadlines for adopting their housing elements, this will have the effect of changing the housing element planning period to an eight year cycle.

Streamlined Review. To streamline both the preparation of housing elements as well as review by the State Department of Housing and Community Development (HCD), jurisdictions with a certified housing element in the fourth cycle may opt to use the Streamlined Update. Jurisdictions use a template and checklist to illustrate where changes were made in the previously certified housing element. The purpose is to reduce subsequent submittals of draft housing elements by providing a guide for local governments to ensure the updated elements include all statutory components and to reduce the timeline for HCD's initial 60 day review.

New State Law Addressing Disadvantaged Communities. SB 244 (Wolk, 2011) requires cities and counties to identify the infrastructure and service needs of unincorporated legacy communities in their general plans at the time of the next Housing Element update. SB 244 defines an unincorporated legacy community as a place that meets the following criteria:

- Contains 10 or more dwelling units in close proximity to one another;
- Is either within a city Sphere of Influence (SOI), is an island within a city boundary, or is geographically isolated and has existed for more than 50 years; and
- Has a median household income that is 80 percent or less than the statewide median household income.

Accordingly, this Element includes the required analysis of legacy communities in the Housing Element Needs Analysis (Section II).

Default Density. On September 30, 2014, Governor Jerry Brown signed Assembly Bill 1537, effectively lowering the County's default density for lower income housing from 30 units per acre to 20 units per acre for the Housing Element planning period of 2015 through 2023. The statute also requires the County to report to the State on its progress in developing low- and very low income housing during the planning period (2015-2023). At their hearing of December 9, 2014, the Marin County Board of Supervisors directed staff to initiate proceedings in 2015 to rezone properties within the Affordable Housing Combining District from 30 units per acre to 20 units per acre as allowed by Assembly Bill 1537.

Goals, Policies and Programs

The housing element establishes an action plan that details the actions, or programs, that will implement the goals and policies. For each program, the action plan must identify the agency responsible and the timeframe for implementation. The County's housing objectives and primary areas of housing need are outlined in the three main goals and 11 policies of this Housing Element.

Goal 1 Use Land Efficiently

Use Marin's land efficiently to meet housing needs and implement smart and sustainable development principles.

Policy 1.1 Land Use

Enact policies that encourage efficient land use regulations which foster a range of housing types in our community.

Policy 1.2 Housing Sites

Recognize developable land as a scarce community resource. Protect and strive to expand the supply and residential capacity of housing sites, particularly for lower income households.

Policy 1.3 Development Certainty

Promote development certainty and minimize discretionary review for affordable and special needs housing through amendments to the Development Code.

Policy 1.4 Design, Sustainability, and Flexibility

Enact programs that facilitate well designed, energy efficient development and flexibility of standards to encourage outstanding projects.

Goal 2 Meet Housing Needs through a Variety of Housing Choices

Respond to the broad range of housing needs in Marin County by supporting a mix of housing types, densities, affordability levels, and designs.

Policy 2.1 Special Needs Groups

Promote the development and rehabilitation of housing for special needs groups, including seniors, people living with disabilities, agricultural workers, individuals and families who are homeless, people in need of mental health care, single-parent families, large families, extremely low income households and other persons identified as having special housing needs in Marin County. Link housing to programs in the Department of Health and Human Services in order to coordinate assistance to people with special needs.

Policy 2.2 Housing Choice

Implement policies that facilitate housing development and preservation to meet the needs of Marin County's workforce and low income population.

Policy 2.3 Incentives for Affordable Housing

Continue to provide a range of incentives and flexible standards for affordable housing in order to ensure development certainty and cost savings for affordable housing providers.

Policy 2.4 Protect Existing Housing

Protect and enhance the housing we have and ensure that existing affordable housing will remain affordable.

Goal 3 Ensure Leadership and Institutional Capacity

Build and maintain local government institutional capacity and monitor accomplishments to respond to housing needs effectively over time.

Policy 3.1 Coordination

Take a proactive approach in local housing coordination, policy development, and communication. Share resources with other agencies to effectively create and respond to opportunities for achieving housing goals.

Policy 3.2 Research, Monitoring, and Evaluation

Perform effective management of housing data relating to Marin County housing programs, production, and achievements. Monitor and evaluate housing policies on an ongoing basis, and respond effectively to changing housing conditions and needs of the population over time.

Policy 3.3 Funding

Actively and creatively seek ways to increase funding resources for lower income and special needs housing.

Preparation of the Housing Element Update

The housing element must identify community involvement and decision-making processes and techniques that constitute affirmative steps for receiving input from all economic segments of the community, especially low-income persons and their representatives, as well as from other members of the community. Input should be sought, received, and considered before the draft Housing Element is completed.

Requirements for public participation are described in Section 65583(c)(8) of the Government Code. Public participation has been accomplished in a variety of ways. During the Housing Element update, an extensive effort was made to provide opportunities for public comment and feedback. A wide variety of community groups and individuals were engaged in the process. In an effort to involve all economic segments of the community, the Marin County Housing Element update was conducted with an open, inclusive process. The persons and organizations on the mailing list include all housing-related nonprofits and organizations that provide services to low income families and individuals in Marin County, as well as parties interested in the Countywide Plan process, the Planning Commission and the Local Coastal Program update. Below are some examples of outreach and noticing conducted as part of the Housing Element update.

- Housing Element update announcements introducing the Housing Element process and community workshops were e-mailed to over 2,400 recipients.
- Press releases were sent to local news outlets, including Marin Independent Journal, West Marin Citizen, The Tiburon Ark, Point Reyes Light, Pacific Sun, the Marinscope papers, Marin magazine, Marin County Post (Marin City), Bay City News, Patch, El Impulso (Spanish language), La Voz (Spanish language), Avance (Spanish language), Univision TV (Spanish language), Telemundo TV (Spanish language), KWMR West Marin radio, CMCM public access TV, NPAT public access TV, CalCountyNews, Radio KCBS, Radio KGO, Radio KQED, SF Chronicle, TV Marin 26 Public Access, TV ABC7, TV CMCM, TV KPIX, TV KQED, TV KRON, TV KTVU, TV NBC Bay Area stories.

- Notices for Public Workshops, three Planning Commission hearings, and the Board of Supervisors hearing were e-mailed to over 2,400 recipients. Hard copy notices were mailed to approximately 2,558 recipients.
- Webpage hosted on the County website focused exclusively on the Housing Element Update process, where workshops were announced, workshop summaries posted, and drafts provided.
- Notice of website additions and Workshop reminders were e-mailed to 1,600 Housing Element website subscribers.
- Workshop reminders were e-mailed or web-posted by each of the five district Supervisors to community contacts.
- Housing Element Workshop information was e-mailed to over 50 local nonprofit, housing advocacy, and service organizations who serve lower income community members.
- Staff presentations were provided at a variety of community forums including; Marin Partnership to End Homelessness and Marin Grassroots.

The County's outreach also included an experts meeting of nonprofit housing providers, architects, planners, and affordable housing funders. The Housing Element update process in Marin County has involved a number of groups and individuals in the process of reviewing current housing conditions and needs, and considering potential housing strategies. Two stakeholders meetings were held to gather input on outreach methods, one with advocates for lower income communities. Five hands-on community workshops were held, three on weekends and two evening meetings. In addition, three publicly noticed Planning Commission Hearings are scheduled and will include opportunities for public comment. Summaries of these working sessions and public workshops were used to identify needs, assess constraints and develop draft programs for the Housing Element update and are included in Appendix C: Summary of Public Meetings.

In addition to the outreach conducted previously, the following opportunities for additional public participation were provided. All of these meetings were noticed through standard practices and additional outreach and notification followed the procedures described above. In addition, notices were sent out in Spanish and Vietnamese, which are the most common languages of non-English speakers in Marin.

- Five workshops were held on weekends and evenings in a variety of locations, including Marin City and the Canal neighborhood of San Rafael.
- The Planning Commission held three public hearings (including one evening hearing) to receive public comment on the Draft Housing Element and recommend adoption to the Board of Supervisors.
- The Board of Supervisors held a public hearing to review and adopt the Draft Housing Element and environmental review document (the Addendum to the 2013 Supplemental Environmental Impact Report).

Relationship of the Housing Element to Other Countywide Plan Elements

The Countywide Plan serves as the constitution for land use in the unincorporated portions of Marin County. The long-range planning document describes goals, policies, and programs to guide land use decision-making. State law requires a community's general plan to be internally consistent. This means that the housing element, although subject to special requirements and a different schedule of updates, must function as an integral part of the overall general plan, with consistency between it and the other general plan elements. Once the general plan is adopted, all development-related decisions in unincorporated areas must be consistent with the plan. If a development proposal is not consistent with the plan, the proposal must be revised or the plan itself must be amended. To maintain internal consistency, any proposed amendments to other elements of the general plan and to the development code are reviewed for consistency with the housing element in advance of adoption by the Board of Supervisors. If a proposed amendment is not consistent with the Housing Element, then the proposed amendment is revised or expanded as needed to maintain consistency.

The updated Countywide Plan is structured around the goal of building sustainable communities. Each of the three other elements in the Plan addresses sustainability: the Natural Systems and Agriculture Element, the Built Environment Element, and the Socioeconomic Element. The Marin Countywide Plan Update Guiding Principles related to housing are excerpted below.

- Supply housing affordable to the full range of our workforce and diverse community. We will provide and maintain well designed, energy efficient, diverse housing close to job centers, shopping, and transportation links. We will pursue innovative opportunities to finance senior, workforce, and special needs housing, promote infill development, and reuse and redevelop underutilized sites.
- Provide efficient and effective transportation. We will expand our public transportation systems to better connect jobs, housing, schools, shopping, and recreational facilities. We will provide affordable and convenient transportation alternatives that reduce our dependence on single occupancy vehicles, conserve resources, improve air quality, and reduce traffic congestion.
- Foster businesses that create economic, environmental, and social benefits. We will retain, expand, and attract a diversity of businesses that meet the needs of our residents and strengthen our economic base. We will partner with local employers to address transportation and housing needs.

With the Countywide Plan as a framework, this Housing Element update is also utilizing the same glossary. The Countywide Plan glossary begins on page 5-21 as part of the Plan's Appendices. The terms defined in the glossary are also consistent with the Marin County Development Code. Section V: Goals, Policies, and Programs includes a program to update the definitions of transitional and supportive housing in the Development Code.

There are 17 community plan areas in the unincorporated area, all of which have adopted community plans (plus the additional Peacock Gap Plan). Community plans further detail the policies of the Countywide Plan as they pertain to specific areas. Policies contained in the community plans, including those related to housing, must be consistent with those in the Countywide Plan, and, by extension, its Housing Element. The following is a list of community plans and the date of their last adopted plan.

Black Point 1978
Bollinas 1975

Muir Beach 1972
Nicasio Valley 1997

Bolinas Gridded Mesa 1984
Dillon Beach 1989
East Shore (Tomales Bay) 1987
Indian Valley 2003
Inverness Ridge 1983
Kentfield/Greenbrae 1987
Marin City 1992

Point Reyes Station 2001
San Geronimo Valley 1997
Stinson Beach 1985
Strawberry 1982
Tamalpais Valley 1992
Tomales 1997

2007-2014 Housing Element Policy and Program Accomplishments

The County's 2007-2014 Housing Element was adopted by the Board of Supervisors on September 24, 2013, and certified by HCD on December 30, 2013. The goals, objectives, policies, and programs in the 2007-2014 Housing Element have been successful. The County has made available adequate sites to more than accommodate its Regional Housing Needs Allocation, and no additional zoning is needed to satisfy Government Code Section 65584.09.

The County made nearly every policy change outlined in the 2007-2014 Housing Element. A full review of the current Housing Element's goals, objectives, policies, and programs, as well as a detailed description of progress towards implementation, is available in Appendix B: Evaluation of 2007-2014 Housing Element Programs. Overall, the 2007-2014 Housing Element helped guide the County's activities to promote and facilitate the development, conservation, and rehabilitation of housing for all economic segments of the community. Several policy changes helped to remove potential governmental constraints and provided incentives for the development of affordable housing. This Housing Element has carefully considered the effectiveness of the 2007-2014 programs and has incorporated, amended, or removed programs based on their likelihood to support the goals and policies identified for this Housing Element.

Section II: Housing Needs Analysis

Overview of Marin County

Marin County is located immediately north of San Francisco across the Golden Gate Bridge. The County has a total area of 606 square miles. Marin County is home to 252,409¹ permanent residents. Most of the population lives along the County’s urban east side, primarily in the County’s 11 incorporated cities and towns. The City of San Rafael is the County seat.

Marin County’s population is affluent, well-educated, and relatively homogenous. The 2014 median household income is \$97,100, 1.4 times the median household income for California as a whole.² Marin County has one of the highest median household incomes among California’s 58 counties.³ While Marin is a wealthy county overall, it is also home to populations impacted by the high cost of living. In the years following the 2007 downturn in the economy, the number of families and individuals struggling to make ends meet began to rise. The high cost of living in Marin, in conjunction with low-paying jobs, and continued rising costs of basic necessities, has resulted in the inability of many working families to meet their basic housing, food, and childcare needs.⁴

Regional Housing Need Allocation

The Regional Housing Needs Allocation (RHNA) is a critical part of State housing element law (Government Code Section 65580). Every city and county in the State of California provides for its fair share of the projected future housing need. Figure II-1 illustrates the unincorporated area of Marin County’s RHNA by income category, including extremely low income, which is estimated at 50% of the very low income households.

Figure II-1: Housing Need by Income Category, Unincorporated Marin County

Extremely Low (0-30% HAMFI ⁵)	Very Low (30-50% HAMFI)	Low (51-80% HAMFI)	Moderate (81-120% HAMFI)	Above Moderate (121%+ HAMFI)	2014-2022 Total RHNA ⁶	2007-2014 Total RHNA	2000-2007 Total RHNA
27	28	32	37	61	185	773	521

Source: http://www.abag.ca.gov/planning/housingneeds/pdfs/2014-22_RHNA_Plan.pdf; and Marin County Community Development Agency

Population and Employment

Population Trends

Marin County’s total population is 252,409, of which 67,427 live in the unincorporated area of the County.⁷ The total population of Marin grew by 5,120 between 2000 and 2010 and is expected to increase by another 8,691 persons by 2020. Between 2010 and 2040, the overall growth rate is

¹ 2010 Census, U.S. Census Bureau

² U.S. Department of Housing and Urban Development (HUD). Median household income for US is \$63,900; California is \$68,100 (HUD 2013: http://www.huduser.org/portal/datasets/il/il14/Medians2014_v2.pdf)

³ California Department of Housing and Community Development (HCD)

⁴ Insight: Center for Community Economic Development, 2008; How much is enough in Marin County?

⁵ HAMFI is the HUD Area Median Family Income (HUD: U.S. Department of Housing and Urban Development)

⁶ The 2014-2022 Regional Housing Needs Allocation (RHNA) applies to the Housing Element planning period of January 31, 2015 to January 31, 2023 (“2015-2023”)

⁷ 2010 Census, U.S. Census Bureau

projected to steadily increase from .3% a year up to .5% a year.⁸ In the unincorporated area of the County, the population actually decreased by nearly 2% between 2000 and 2010; however, it is projected to grow steadily over the next thirty years, consistent with projections for the rest of the County.

Figure II-2: Population Growth Trends, Unincorporated County

Year	Population	Change		Average Annual Growth Rate
		Number	Percent	
2000	68,735	n/a	n/a	n/a
2010	67,427	-1,308	-1.9%	-0.2% or -131
2020	69,600	2,173	3.2%	0.3% or 217
2030	72,700	3,100	4.5%	0.5% or 310
2040	76,600	3,900	5.4%	0.5% or 390

Source: ABAG Projections 2013

This is considerably lower than neighboring jurisdictions or the Bay Area region as a whole. The largest cities in Marin grew more rapidly; San Rafael’s population grew by 2.9%, while Novato grew more significantly at a rate of 9%.

Figure II-3: Population Trends

Jurisdiction Name	2000	2010	Change	
			Number	Percent
Unincorporated Marin County	68,735	67,427	-1,308	-1.9%
City of San Rafael	56,063	57,713	1,650	2.9%
City of Novato	47,630	51,904	4,274	9.0%

Source: 2000 and 2010 US Census

The proportion of population by age groups is similar to that of the State, but with a slightly higher percentage of people 45 years old and over.⁹ According to the 2010 U.S. Census, 16.7% of all households in Marin County are age 65 or older. The median age in Marin County is 44.5 years, compared to 35.2 years for the State as a whole. The greatest increase in population within age groupings over the next 40 years is expected to be in elderly and young adult households, which tend to have the lowest income levels.

⁸ ABAG Projections 2013

⁹ 2010 US Census

Figure II-4: Population by Age, Unincorporated County

Age Group	2000		2010	
	Number	Percent	Number	Percent
0-9 years	7,184	10%	7,105	11%
10-19 years	7,436	11%	7,179	11%
20-24 years	2,484	4%	2,447	4%
25-34 years	8,445	12%	5,725	8%
35-44 years	12,946	19%	9,663	14%
45-54 years	13,924	20%	12,142	18%
55-59 years	4,907	7%	6,242	9%
60-64 years	3,183	5%	5,728	8%
65-74 years	4,495	7%	6,705	10%
75-84 years	2,906	4%	3,121	5%
85+ years	825	1%	1,370	2%
Total	68,735	100%	67,427	100%

Source: U.S. Census 2000 and 2010, U.S. Census Bureau

Employment Trends

The Marin County resident workforce is predominantly white collar. Over 92% of the County’s residents age 25 or older have at least a high school diploma, compared with about 81% statewide; over 54% in this same age group have a bachelor’s degree. These higher than average educational levels directly correlate with a low poverty rate of 7.5%, compared with 15.3% statewide.¹⁰ The County’s largest employers include the County government, State Corrections Department, Marin General Hospital, Kaiser Permanente, Fireman’s Fund Insurance, Lucas Licensing, Fair Isaac Corporation, and College of Marin.¹¹ Over half the working population is employed in professional, management, or financial business occupations, but most of these workers are employed outside the County in urban centers such as San Francisco and Oakland. The services, construction, and transportation industries combined employ less than a quarter of the resident population, but are major employment sectors within the County. According to the Marin Economic Commission, service industries based in Marin are a major source of employment for residents of surrounding counties who commute to Marin. The agricultural sector also retains a strong cultural and historical presence.

Figure II-5: Employment by Industry, Unincorporated County

Industry Types	2007-2011	
	Number	Percent
Agriculture, forestry, fishing and hunting, mining	408	1.3%
Construction, manufacturing, wholesale trades, transportation and warehousing, utilities	4,898	15.5%
Retail trade	2,605	8.2%
Finance, insurance, real estate, rental and leasing, information, and professional, scientific, management, administrative, and waste management services	10,563	33.4%
Health, educational, social, arts, entertainment, recreation, accommodation, and food services	10,591	33.5%
Public administration	1,108	3.5%
Other services	1,457	4.6%
Total	31,630	100%

Source: 2007-2011 American Community Survey (5-year estimates), US Census Bureau

¹⁰ 2012 American Community Survey, U.S. Census Bureau

¹¹ California Employment Development Department, 2014

A balance between jobs and employed residents can help reduce greenhouse gas emissions, freeway congestion, and fuel consumption, and can result in improved air quality. A jobs-housing balance can also provide savings in travel time for businesses and individuals. However, a one-to-one ratio between jobs and employed residents does not guarantee a reduction in commute trips. Marin County nearly has a 1:1 ratio, but there is a disparity between the types of jobs here and the cost of housing. According to the U.S. Bureau of Labor Statistics, the average wage earned at a Marin-based job as of June 2014 was \$59,400 a year.¹² Contrast this with the median income of a single person household in Marin of \$68,000¹³ or the median home sale price of a single-family home of \$882,400 or of a condominium of \$435,000.¹⁴ Even with a 1:1 ratio of jobs to housing, Marin will continue to import workers from neighboring counties where more affordable housing is located. Therefore, a focus of this Housing Element is to address the issue of matching housing costs and types to the needs and incomes of the community's workforce.

Household Characteristics

Household Types and Tenure

The Census Bureau defines a household as all persons who occupy a housing unit, including families, single people, or unrelated persons. Persons living in licensed facilities or dormitories are not considered households. As of 2010, there are 26,193 households in unincorporated Marin County, an increase of only 759 from the 2000 level of 25,434. Of these, 69% own the home they live in and 31% rent. This ownership percentage has decreased by two points since 2000, which may be related to the increased rate of foreclosures since 2007.

Figure II-6: Households by Tenure, Unincorporated County

Tenure	2000		2010	
	Number	Percent	Number	Percent
Owner	18,033	71%	18,026	69%
Renter	7,401	29%	8,167	31%
Total	25,434	100%	26,193	100%

Source: 2000 and 2010 U.S. Census, U.S. Census Bureau

More than 60% of Marin County's households consist of married-couple families with or without children. Approximately 30% of households are occupied by people living alone.¹⁵ This percentage was significantly higher than the overall State figure of 23% for single-person households.¹⁶ As households become smaller, the County needs more housing units to serve the same population. The primary stock of housing in the unincorporated County is single-family homes, almost exclusively affordable to above moderate-income households. There is a shortage of rental housing, including multi-family, single-family, second units, and Single Room Occupancy (SRO) units. In addition, opportunities for smaller, more moderately priced home ownership units are needed to serve singles, senior citizens, and lower income families.

The housing type best suited to serve the workforce of Marin, those with an income of approximately \$56,000 a year, is often multi-family rental housing and SRO units located close to transportation and services. Examples of this type of housing include the Fireside and San Clemente developments, which

¹² Quarterly Census of Employment and Wages, U.S. Department of Labor, June 2014

¹³ U.S. Department of Housing and Urban Development, 2014

¹⁴ County of Marin Assessor, 2013

¹⁵ 2011 American Community Survey, U.S. Census Bureau

¹⁶ 2010 U.S. Census

provide rental housing at a range of affordability levels. These housing developments are close to transit and services and help to reduce commute costs to the low-income residents. Mixed-use developments, such as that planned for the Marinwood Village site and the mixed-use units located at the Strawberry shopping center, are other examples of housing types that may address the needs of Marin’s workforce.

Annual Household Growth

According to the 2010 Census, the average household size in Marin County is 2.34 persons. Compared to the rest of the Bay Area, Marin County’s average household size is 0.3 fewer persons per household.

Marin County’s aging population, discussed in the Special Needs section, also reduces the occupancy rate as children move out and mortality increases. However, high housing prices can force people to share living accommodations, thereby increasing household size. On average, renter households in Marin County (2.20 persons per household in 2010) are smaller than owner households (2.42 persons per household in 2010). As households become smaller, the number of units needed to house the same number of people increases.

Figure II-7: Household Growth Trends, 2000 – 2040, Unincorporated County

Year	Households	Numerical Change	Percent Change
2000	25,434	n/a	n/a
2010	26,193	759	2.9%
2020	26,650	457	1.7%
2030	27,110	460	1.7%
2040	27,590	480	1.8%

Source: ABAG Projections 2013

Housing Stock Characteristics

Housing Units by Type and Production

Based on 2010 data from the California Department of Finance, the unincorporated area of Marin has 24,615 single-family homes (constituting 83% of the total housing stock), 4,399 multi-family homes (15% of all housing), and 567 mobile homes, for a total of 29,581 homes. Single-family homes are slightly less dominant Countywide, and comprise just over 70% of the County’s total housing stock. Figures II-8 and II-9 show the distribution of housing by type for the unincorporated County and for the County as a whole. These proportions have not changed significantly since 2000.

Figure II-8: Housing Units by Type, Unincorporated County

Unit Type	2000		2013		Change	
	Number	Percent	Number	Percent	Number	Percent
Single-family (detached & attached)	22,469	82.7%	24,615	83.2%	2,146	9.5%
2-4 units	1,564	5.8%	1,406	4.8%	-158	-10.1%
5+ units	2,873	10.6%	2,993	10.1%	120	4.2%
Mobile homes	241	0.9%	567	1.9%	326	135%
Total	27,147	100%	29,581	100%	2,434	9%

Source: 2000 US Census; Department of Finance E-5 County/State Population and Housing Estimates

Figure II-9: Housing Units by Type, Countywide

Unit Type	2000		2013		Change	
	Number	Percent	Number	Percent	Number	Percent
Single-family (detached & attached)	72,118	69.0%	79,639	71.4%	7,521	10.4%
2-4 units	9,349	9.0%	8,222	7.4%	-1,127	-12.1%
5+ units	21,400	20.5%	21,704	19.5%	304	1.4%
Mobile homes	1,581	1.5%	1,974	1.7%	393	24.8%
Total	104,448	100%	111,539	100%	7,091	6.7%

Source: 2000 US Census; Department of Finance E-5 County/State Population and Housing Estimates

The median home sales price across the County increased from \$650,000 to \$882,400 between 2001 and 2013.¹⁷ This 36% jump occurred while median household income increased by only 0.8%, meaning home values increased significantly more than area incomes. In 2000, the market was already tight, with only 11% of homes valued at less than \$300,000. By 2013, the median home value in unincorporated Marin County was \$966,000 for a single-family home. Condominiums and townhomes were more affordable with a median home value of \$485,000. While many areas throughout the State experienced decreasing values in the real estate market over the past decade, home prices in Marin County have remained relatively stable and will likely continue to rise.

In spring of 2014, Community Development Agency staff surveyed all affordable housing providers throughout the County, which together supply 2,783 units at nonprofit rental properties, 274 inclusionary rental units, 734 Below Market Rate ownership units, 577 units of public housing, and 2,145 Section 8 vouchers. There are more than 6,600 households that benefit from affordable housing in Marin; however, this represents only 17% of the 37,393 low income households in Marin.¹⁸ Approximately 25% of Marin's existing affordable units are reserved for seniors or persons with disabilities. The majorities of these households receive income from Social Security, are in the very low income category, and rely heavily on affordable housing to enable them to age within their community.

Figure II-10: Affordable Housing Units, Countywide

Type	Number
Privately Managed Affordable Rental	2,783 units
Inclusionary Rentals	274 units
Below Market Rate Ownership	734 units
Public Housing	496 units
Marin Housing Authority Managed Rentals	81 units
Section 8 Voucher Program	2,145 units
Total	6,513 units

Source: Marin County Affordable Housing Inventory (updated 2014); Marin Housing Authority, Hello Housing, July 2014

The Marin Housing Authority (MHA) administers the Section 8 voucher program that provides housing opportunities for approximately 2,200 households. MHA also operates nearly 500 units of Public Housing in Marin. The waiting lists for both the Section 8 voucher program and for Public Housing are a widely accepted indicator of need for affordable housing. The Marin Housing Authority opened its

¹⁷ County of Marin Assessor, 2013

¹⁸ 2010 American Community Survey, U.S. Census Bureau

Section 8 waiting list for one week in September 2008, for the first time in several years, and received 11,200 applications of which 235 were from households in unincorporated Marin. As of June 2014, MHA has processed 2,639 of those applications, leaving 8,561 applicants still on the waiting list.

In February 2014, MHA opened the Public Housing waiting list for one week with the following results:

- 3,189 households submitted applications
- 1,148 (or 36%) currently live in Marin County (however, data was not collected on whether applicants currently work in Marin County)
- 66% of the applications were from families, and 34% were from senior or disabled households
- 38% of the applications were from Caucasian families, 43% from African American families, and 4% from Asian families

MHA operates 200 units of public housing in five separate complexes within Marin for the elderly and disabled as well as 296 units of public housing for families in Marin City. MHA owns and operates four private properties within Marin County, all for low-income families, seniors, and disabled. The Shelter Plus Care Program, also administered by MHA, provides 75 rental subsidies linked with supportive services to individuals and families who are homeless and living with a mental health disability. There are 26 rental subsidies for people with HIV/AIDS living independently in the community who are served through the Housing Opportunities for People With AIDS Program (HOPWA). Additional programs offer services to specific special needs populations housed through Marin Housing Authority. These programs assist tenants in maintaining their housing and target services to frail seniors, families seeking to become self-sufficient, and at-risk populations with mental health or other disabilities.

Age and Condition of the Housing Stock

Most of the housing stock in Marin County is more than 30 years old. Approximately 78% of the existing homes throughout the County were built prior to 1980, as demonstrated by Figure II-11.

Figure II-11: Year Structure Built

Year Structure Built	Number (countywide)	Percentage (countywide)	Number (unincorporated)	Percentage (unincorporated)
Built 2000 to 2010	5,549	5.0%	1,083	3.8%
Built 1990 to 1999	7,942	7.2%	2,272	8.0%
Built 1980 to 1989	11,228	10.1%	2,860	10.1%
Built 1970 to 1979	20,129	18.1%	4,624	16.3%
Built 1960 to 1969	23,037	20.8%	5,363	18.9%
Built 1950 to 1959	21,142	19.1%	6,618	23.4%
Built 1940 to 1949	7,902	7.1%	2,151	7.6%
Built 1939 or earlier	14,008	12.6%	3,366	11.9%
Total	110,937	100%	28,337	100%

Source: 2011 American Community Survey, U.S. Census Bureau

The 2011 American Community Survey provides data about the condition of the existing housing stock countywide and in the unincorporated County. In general, the condition of the housing stock in Marin is good, with only 1.8% of occupied housing units having one or more potential housing problems. In the unincorporated County, 2.9% of the total housing stock has one or more potential housing problem, which is slightly higher than the countywide percentage of 1.7%. However, the unincorporated area has a lower percentage of occupied units with potential housing problems at 1.2%. According to the Marin

Association of Realtors, the high value of homes encourages refinancing and frequent remodeling to increase the size and quality of older, smaller homes.

Figure II-12: Housing Conditions: Potential Housing Problems

Potential Housing Problem	Countywide (out of 110,937 total housing units; 102,832 occupied units)				Unincorporated County (26,598 total housing units; 23,200 occupied units)			
	Housing Units		Occupied Units		Housing Units		Occupied Units	
	Number	Percent of Total Housing Units	Number	Percent of Occupied Housing Units	Number	Percent of Total Housing Units	Number	Percent of Occupied Housing Units
Lacking Complete Plumbing Facilities	500	0.5%	244	0.2%	316	1.2%	116	0.5%
Lacking Complete Kitchen Facilities	1,423	1.3%	686	0.7%	457	1.7%	27	0.1%
No Telephone Service Available	n/a	n/a	944	0.9%	n/a	n/a	141	0.6%
Total	1,923	1.7%	1,874	1.8%	773	2.9%	284	1.2%

Source: 2011 American Community Survey, U.S. Census Bureau

Figure II-13: Households with Potential Housing Problems by Income Category (lacks kitchen or plumbing, more than 1 person per room, or cost burden greater than 30%)

Owner Occupied Households				
Income Level (family of 4)	Countywide		Unincorporated County	
	Number	Percent of total	Number	Percent
≤30% HAMFI (Extremely Low Income)	3,099	6.9%	439	4.9%
30 to 50% (Very Low Income)	3,455	7.7%	655	7.3%
50 to 80% (Low Income)	4,463	10.0%	1,078	12.0%
80 to 100% (Moderate Income)	2,730	6.1%	410	4.5%
>100% (Moderate to Above Moderate Income)	11,495	25.6%	2,750	30.5%
Owner Subtotal	25,242	56.3%	5,332	59.2%
Renter Occupied Households				
Income Level	Countywide		Unincorporated County	
	Number	Percent	Number	Percent
≤30% HAMFI	6,854	15.3%	1,314	14.6%
30 to 50%	5,394	12.0%	805	8.9%
50 to 80%	4,533	10.1%	829	9.2%
80 to 100%	1,280	2.9%	275	3.1%
>100%	1,530	3.4%	450	5.0%
Renter Subtotal	19,591	43.7%	3,673	40.8%
Total (Owner + Renter)	44,833	100%	9,005	100%

Source: 2010 American Community Survey, U.S. Census Bureau

Housing Construction Prices and Trends

Throughout Marin County, new housing construction is increasing the size and already high proportion of single-family units relative to other unit types. In Fiscal Year 2013/2014, 55% of the new residential construction permits issued were for single-family homes. The average size of these homes was 3,056 square feet, which reflects the predominant development pattern in unincorporated Marin County of large, custom-built, single-family homes.¹⁹ Smaller units, which are usually more affordable, have a higher price per square foot than do larger homes because of land prices²⁰. This may act as a disincentive to construct smaller, more modest homes.

The existing construction trends contribute to the increasing imbalance between the wages earned in Marin and the housing costs of new and existing homes. Due to the high cost of land and limited available stock, these trends were not significantly impacted by the recent economic downturn. Housing

¹⁹ Marin County Community Development Agency, July 2014

²⁰ Inclusionary Zoning In-Lieu Fee Analysis, March 2008 by Vernazza Wolf Associates

costs continue to rise in Marin, making it increasingly difficult for those at lower and moderate income levels to find affordable housing options.

Vacancy Rate Trends

Vacancy rates for housing in unincorporated Marin have increased since 2000, when the U.S. Census recorded a vacancy rate of 4.1%. In 2010, the total vacancy rate was recorded at 7.1%. The 7.1% vacancy rate is indicative of a fairly tight rental housing market, in which demand for units exceeds the available supply. Figure II-14 below shows that vacant long-term rental properties are scarce in unincorporated Marin, as reflected by the 5.2% rental vacancy rate. This highlights the need for housing that is affordable to very low and low income households.

Figure II-14: Vacancy Rates by Tenure, Unincorporated County

Vacancy Status	Ownership Housing Units		Renter Housing Units		Totals	
	Number	Percent of Owner Units	Number	Percent of Renter Units	Number	Percent
Occupied	18,026	98.7%	8,167	94.8%	26,193	97%
Vacant	232	1.3%	450	5.2%	682	3%
Total	18,258	100%	8,617	100%	26,875	100%

Source: 2010 U.S. Census

In general, a higher vacancy rate is considered necessary by housing experts to assure adequate choice in the marketplace and to temper the rise in home prices. A minimum 5.0% rental vacancy rate is considered crucial to permit ordinary rental mobility. In a housing market with a lower vacancy rate, strong market pressure will inflate rents, and tenants will have difficulty locating appropriate units. Thus, the 2000s saw a significant tightening in the local housing market, a phenomenon that has been experienced in many Bay Area communities. Nationwide, there was a sharp drop in multi-family housing construction during the 1990s and through the 2000s, which has also contributed to low vacancy rates and rising rents. The past two years have seen a rapid rise in housing prices, as both ownership and rents have increased to pre-recession levels.

According to Fair Housing of Marin, a civil rights organization that investigates housing discrimination, including discrimination based on race, national origin, disability, gender, and children, Marin's low vacancy rate also increases the tendency for landlords to discriminate against potential renters. Fair Housing of Marin's caseload consists almost entirely of renters. The organization receives approximately 1,100 inquiries a year, of which about 300, or almost 30 percent, are discrimination complaints that are fully investigated, where clients are helped to file administrative and legal complaints (this is a decrease of 8% since 2009).²¹ Fair Housing's staff attorney advocates for tenants and negotiates with landlords to find reasonable accommodations for thousands of persons with disabilities, to enable them to live in accessible housing. It also educates landowners on fair housing laws, provides seminars and brochures in English, Spanish, and Vietnamese on how to prepare for a housing search and recognize discrimination, and sponsors school programs aimed at encouraging tolerance.

²¹ Fair Housing of Marin, June 2014

Housing Costs, Household Income, and Ability to Pay for Housing

Household Income

Income is defined as wages, salaries, pensions, social security benefits, and other forms of cash received by a household. Non-cash items, such as Medicare and other medical insurance benefits, are not included as income. It is generally expected that people can afford to pay about thirty percent of their income on housing in the case of renters and forty percent in the case of homeowners. Housing costs include rent and utilities for renters, and principal, interest, property taxes, and insurance for homeowners. It is therefore critical to understand the relationship between household incomes and housing costs to determine how affordable—or unaffordable—housing really is.

It is currently estimated that 38% of all Marin County households fall in the extremely low, very low, and low income categories, earning less than 80% of median income. There is an even greater proportion of very low and low income households among renters. It was estimated in 2010 that 57% of all renters in Marin County were in the extremely low, very low, and low income categories.²²

In Marin County, the median income as of 2014 for a family of four is \$97,100. A household income less than \$33,200 is considered extremely low income.²³ As of 2010, more than 11,000 households countywide, or 12% of total households, were extremely low income. In the unincorporated County, it is estimated that there are approximately 2,098 extremely low income households.²⁴

Information on household income by household size is maintained by the U.S. Department of Housing and Urban Development (HUD) for each county and is updated annually. Income categories are defined as percentages of HUD Area Median Family Income (HAMFI) for four-person households: (1) Extremely Low Income (30% of median income and below); (2) Very-Low Income (50% of median income); (3) Low Income (80% of median income); (4) Moderate Income (120% of median income); and (5) Above-Moderate Income (120% and above).

Figure II-15: FY 2014 Marin County Income Limits (HUD)

Household size	Extremely low (<30% of HAMFI)	Very Low	Low	Median	Moderate
1	23,250	38,750	62,050	68,000	81,600
2	26,600	44,300	70,900	77,700	93,250
3	29,900	49,850	79,750	87,400	104,900
4	33,200	55,350	88,600	97,100	116,500
5	35,900	59,800	95,700	104,900	125,900
6	38,550	64,250	102,800	112,650	135,200
7	41,200	68,650	109,900	120,400	144,500
8	43,850	73,100	117,000	128,200	153,850

The “30% of Median,” “Very Low Income” and “Low Income” schedules shown above were published by the U.S. Dept. of Housing and Urban Development (HUD), effective 12/18/2013. The “Median Income” schedule shown above is based on the FY2014 median family income for Marin County, CA of \$97,100 for a four-person household, issued by HUD effective 12/18/2013, with adjustments for smaller and larger household sizes. The “Moderate Income” schedule shown above represents 120% of median income. For additional information, see the HUD website at www.huduser.org/datasets/il.html.

²² 2010 American Community Survey, U.S. Census Bureau

²³ U.S. Department of Housing and Urban Development, effective 12/18/2013

²⁴ 2010 American Community Survey, U.S. Census Bureau

Strategies and Programmatic Responses to Meet Projected Needs

In many cases, the most affordable housing choice for extremely low income households is rental housing. Many individuals with incomes below \$33,200 will have trouble saving for a down payment or emergency repairs. For individuals, single-room occupancy units are also an affordable solution. Deed restricted rentals that target these income categories, often with supportive services, can be the best housing solution for extremely low income families or individuals.

Over 72% of the 2,981 occupied income restricted rental units throughout Marin are rented to extremely or very low-income households, and 25% are rented to low-income households. Only 3% of these units are rented to households making moderate or above-moderate incomes.²⁵ In Marin County, there are five single-room occupancy (SRO) properties, which provide single bedrooms for individuals who share restrooms and kitchens. One of these properties, Bolinas Garage, is owned and operated by the Bolinas Community Land Trust, providing SRO and live/work units in West Marin. In addition, there are 475 units of supportive housing countywide,²⁶ providing services to a variety of special needs populations ranging from the homeless to seniors to people with disabilities, to name a few.

Programs in this Housing Element that promote housing for extremely low income households include programs that will increase the supply of multifamily housing and promote second units, single-room occupancy (SRO) units and agricultural worker housing (*1.a Establish Minimum Densities on Housing Element Sites, 1.d Study Ministerial Review for Affordable Housing, 1.e Undertake Adjustments to Second Unit Development Standards, 1.f Review and Update Parking Standards, and 2.j Promote the Development of Agricultural Worker Units in Agricultural Zones*).

The Marin Workforce Housing Trust, a public/private partnership that provides funding for housing countywide, includes a set-aside for extremely low income households (30% HAMFI). This Housing Element contains a program that addresses the County's role to monitor and insure that these provisions are maintained (*3.k Provide Leadership to the Marin Workforce Housing Trust*).

Sales Prices and Rents

The median price for a single-family detached home in Marin County in 2013 was \$882,400, requiring an income over \$200,000 per year to qualify for a loan. The cost of multi-family homes has also increased, but to a lesser degree. The median price of a townhome or condominium rose from \$315,000 in 2000 to \$435,000 in 2013.²⁷ The required income to afford the median townhome or condominium rose from \$84,000 to over \$140,000. In 2000, the median price for a single-family detached home in Marin County was \$599,000, requiring an income over \$150,000 per year to qualify for a loan. As housing costs and incomes have continued to increase, the issue of affordability has become more pronounced for Marin residents on the lower end of the income spectrum.

According to rental data compiled by realtor Michael Burke of Coldwell Banker, rental prices increased approximately 13% between 2004 and 2013. In 2013, rents were the highest they've been since 2001 when the average rent in Marin was \$2,261 (2014 dollars adjusted for inflation).²⁸

²⁵ Marin County Affordable Housing Inventory, updated in 2014

²⁶ Marin County 2013 Point in Time Count

²⁷ County of Marin Assessor, 2013

²⁸ Actual average rent in 2001 was \$1,688, adjusted for inflation (33.9%) = \$2,261 in 2014 dollars.

Figure: II-16: Average Rental Prices 2004-2013, Countywide

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Average annual rent (studio to 3 bed)	\$1,483	\$1,478	\$1,537	\$1,620	\$1,695	\$1,673	\$1,667	\$1,777	\$1,920	\$2,066
Cost adjusted for inflation (2014 dollars)	\$1,861	\$1,794	\$1,807	\$1,852	\$1,866	\$1,849	\$1,812	\$1,873	\$1,983	\$2,102

Source: Michael Burke of Coldwell Banker

In 2010, the average rental price for a two-bedroom apartment in Marin County was \$1,667. In spite of the economic downturn, rental prices continued to rise to an average of \$1,777 for a two-bedroom apartment in 2011 and to \$2,014 in 2012.²⁹ In spite of economic turmoil, the sustained increase in rental prices, paired with rental occupancy rates at 95%, demonstrate the steady demand for rental housing in Marin County. An average-priced rental accommodation may be affordable to households with lower or moderate income, but is still unaffordable to households with very low or extremely low income.

Ability to Pay for Housing/Overpaying

According to the U.S. Department of Housing and Urban Development (HUD), affordable housing costs should equal 30% or less of a household’s income for renters and 40% for homeowners. Because household incomes and sizes vary, the affordable price for each household also varies. For example, a double-income household with no children could afford a different type of housing than a large family with one lower-income wage earner.

Households are considered to be overpaying when they pay more than 30% of their income for housing. In 2010, approximately 56% of renters in unincorporated Marin were estimated to be overpaying for housing costs, while approximately 37% of owners were overpaying for housing. Of unincorporated Marin residents who earn 80% or less of the area median income (HAMFI), 83% of renters and 59% of homeowners pay more than 30% of household income for housing costs.³⁰ This data illustrates that low-income households have more pronounced financial burden with regard to housing.

Given the household income trends and housing cost trends discussed previously, it is reasonable to conclude that the incidence of overpayment for very low, low, and moderate-income households may increase in the future. Overpaying households are shown in the Figures II-17 and II-18 below. It should be noted that owners are given tax breaks for mortgage interest payments while renters are not. In fact, by far the largest, and often least recognized, Federal housing subsidy is for mortgage and property tax deductions.

²⁹ Marin County Rental Statistics 2004-2013, Michael Burke, Coldwell Banker

³⁰ 2010 American Community Survey, U.S. Census Bureau

Figure II-17: Housing Cost as Percentage of Household Income, Unincorporated County

Owner-Occupied Units				
Income Level (family of 4)	Total Households	0-29% of HH Income	30-50% of HH Income [overpaying]	50% or more of HH Income [overpaying]
Extremely/Very Low Income (≤50% HAMFI ³¹)	1,772	687	374	711
Low Income (50 to 80%)	1,910	840	258	812
Moderate Income (80 to 120%)	1,998	1,024	588	386
Above Moderate Income (120% or more)	8,368	6,233	1,720	415
Owner Subtotal	14,048	8,784	2,940	2,324

Renter-Occupied Units				
Income Level	Total Households	0-29% of HH Income	30-50% of HH Income [overpaying]	50% or more of HH Income [overpaying]
Extremely/Very Low Income	2,423	394	695	1,334
Low Income	1,033	211	705	117
Moderate Income	1,242	687	555	0
Above Moderate Income	1,636	1,481	155	0
Renter Subtotal	6,334	2,773	2,110	1,451
Total	20,382	11,557	5,050	3,775

Source: 2010 American Community Survey, U.S. Census Bureau

The figure below translates each of the income categories into affordable rents. These are the rents that households earning that level of income would pay if they were to spend 30% of their income on housing (33% for owner-occupied housing). These rough calculations demonstrate the gap between market prices and affordability at various income levels.

³¹ HAMFI is the Area Median Family Income established by the US Dept. of Housing and Urban Development

Figure II-18: Bay Area Wages and Affordable Rents

Very Low Income: Less than 50% of Median³²	Average Hourly Wage³³	Average Annual Income³⁴	Affordable Rent and Utilities	Average Rent Gap³⁵
Dishwashers	\$10.87	\$22,610	\$565.24	(- \$1,177.76)
Retail Salespersons	\$13.67	\$28,434	\$710.84	(- \$1,032.16)
Grounds Maintenance Workers	\$15.83	\$32,926	\$823.16	(- \$919.84)
Couriers and Messengers	\$16.89	\$35,131	\$878.28	(- \$864.72)
Medical Assistants	\$20.38	\$42,390	\$1,059.76	(- \$683.24)
Low Income: 50%-80% of Median	Hourly Wage	Annual Income	Affordable Rent + Utilities	Average Rent Gap
Construction Laborers	\$22.99	\$47,819	\$1,195.48	(- \$547.52)
Child, Family, and School Social Workers	\$24.23	\$50,398	\$1,259.96	(- \$483.04)
Landscaping/Grounds-keeping Supervisors	\$28.18	\$58,614	\$1,465.36	(- \$277.64)
Carpenters	\$30.12	\$62,650	\$1,566.24	(- \$176.76)
Legal Secretaries	\$32.30	\$67,184	\$1,679.60	(- \$63.40)
Moderate Income: 80%-100% of Median	Hourly Wage	Annual Income	Affordable Rent + Utilities	Average Rent Gap
Civil Engineering Technicians	\$35.05	\$72,904	\$1,822.60	\$79.60
Electricians	\$39.04	\$81,203	\$2,030.08	\$287.08
Microbiologists	\$41.63	\$86,590	\$2,164.76	\$421.76
Firefighters	\$44.21	\$91,957	\$2,298.92	\$555.92

Source: California Employment Development Department 2013 (Q1) Occupation Profiles

Market prices for single-family homes are out of reach for many people who work in Marin County. However, average market rate rental housing is affordable at the moderate-income level for a two-person household. It can be concluded from this analysis that new rental housing at market rates can provide a portion of the County’s moderate income housing need.

The impact of the housing cost burden on low-income households can be significant regardless of tenure. In particular, seniors, many large-families and single-parent or female-headed households are struggling with housing costs. The costs of health care, food, and transportation compound the difficulty of finding and maintaining tenancy or homeownership in an affordable unit. Thus, high incidences of overpaying are often characteristic of these populations with low incomes.

In addition to the income restricted affordable housing units in the County, resources and programs to assist households with cost burdens or other housing problems include “2-1-1”, the hotline that connects callers to the United Way in San Francisco for information on local housing opportunities and social services. A number of nonprofit organizations also provide housing counseling and resources,

³² Income categories based on HUD 2014 Income Limits for 2-person household with one wage earner

³³ 2013 California Occupation Statistics for San Francisco-San Mateo-Redwood City Metro Division, California Employment Development Department

³⁴ Based on full-time employment status: 40 hours a week, 52 weeks a year

³⁵ Based on 2013 average rent of \$1,743 for 1-bedroom apartment, provided by Michael Burke apartment data

such as the Marin Center for Independent Living, an organization that focuses on the needs of disabled individuals and their families. Adopt a Family provides financial assistance to homeless and formerly homeless families through an Emergency Assistance Program for basic needs, including security deposits, rental assistance, childcare subsidies, car repair, and help with food, transportation, and other daily needs.

Overcrowding

Overcrowded housing is defined by the U.S. Census as units with more than one inhabitant per room, excluding kitchens and bathrooms. In 2010, as shown in Figure II-19 below, the incidence of overcrowding in Marin County was 0.7% for owner-occupied units, and 7.0% for rental units. However, it is likely that these 2010 Census counts of overcrowding underestimated the actual occurrence, as households living in overcrowded situations were unlikely to provide accurate data on household members who might be living in the unit illegally or in violation of a rental agreement.

Figure II-19: Overcrowded Households, Countywide

Countywide						
Persons per Room	Owner-occupied units		Renter-occupied units		Total units (owner + renter)	
	Households	Percent	Households	Percent	Households	Percent
0.50 or less	52,371	81.1%	24,010	62.3%	76,381	74.0%
0.51 to 1.0	11,804	18.2%	11,871	30.7%	23,675	23.0%
1.01 to 1.500	301	0.5%	1,626	4.2%	1,927	1.9%
1.51 to 2.00	78	0.1%	870	2.3%	948	0.9%
2.01 or more	34	0.1%	187	0.5%	221	0.2%
Total	64,588	100%	38,564	100%	103,152	100%
Total Overcrowded	413	0.7%	2,683	7.0%	1,169	1.1%
Unincorporated County						
Persons per room	Owner-occupied units		Renter-occupied units		Total units (owner + renter)	
	Households	Percent	Households	Percent	Households	Percent
1.0 or less	17,892	99.3%	8,013	98.1%	25,905	98.9%
1.01 to 1.5	119	0.6%	100	1.2%	219	0.8%
1.51 or more	15	0.1%	54	0.7%	69	0.3%
Total	18,026	100%	8,167	100%	26,193	100%
Total Overcrowded	134	0.7%	154	1.9%	288	1.1%

Source: 2012 American Community Survey, U.S. Census Bureau; 2010 U.S. Census; 2010 American Community Survey, U.S. Census Bureau. Note: the Census defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded.

It should also be noted that studies³⁶ show that overcrowding results in negative public health indicators, including increased transmission of tuberculosis and hepatitis. In addition, studies³⁷ show

³⁶ Lubell, Jeffrey, Rosalyn Crain, and Rebecca Cohen. 2007. *The Positive Impacts of Affordable Housing on Health: A Research Summary*. Washington, DC: Center for Housing Policy and Enterprise Community Partners. Available for download at <http://www.nhc.org/publications/Housing-and-Health.html>.

increases in domestic violence, sexual assault, mental health problems, and substance abuse related to overcrowded living conditions. Overcrowded conditions are common among large-family, single-parent, and female-headed households that subsist on low incomes. In addition, overcrowded conditions can sometimes occur on ranches that employ agricultural workers, especially during peak harvest times when seasonal or migrant workers are utilized.

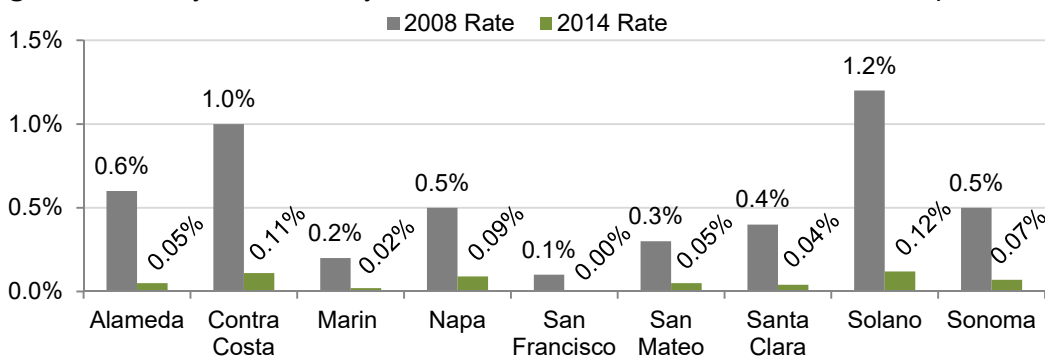
Managers of income-restricted affordable units, whether private or the Marin Housing Authority, ensure that the unit is an appropriate size given the household size. For those households participating in the Section 8 program, the Marin Housing Authority provides search assistance for the difficult to house and special needs populations, such as large households or households with a person with disabilities. The rehabilitation and replacement of agricultural units, undertaken by the Marin Workforce Housing Trust, and California Human Development and funded by the Marin Community Foundation, USDA, State and County sources, seeks to improve health and safety conditions for agricultural workers. In order to qualify for the program, participating ranches must insure quality maintenance and not allow overcrowding.

Foreclosure

In 2008, California had the nation’s second-highest foreclosure rate, with 1 in every 148 homes in foreclosure.³⁸ The foreclosure crisis had a relatively smaller impact on Marin County, where 1 in every 528 homes was in foreclosure. On January 7, 2009, the Marin Independent Journal reported, “Marin foreclosures more than tripled in 2008.” Between 2007 and 2008, foreclosure rates rose in most jurisdictions throughout the Bay Area and the State. Many rates were high; however, this was frequently due to the very low rates in 2007 when a small increase would result in a high percentage change. In contrast, the median change in the Bay Area as a whole was approximately a 50% increase.

Since that time, foreclosure rates have dropped significantly throughout the Bay Area and statewide, as demonstrated in Figure II-20. As of April 2014, Marin still has the second lowest rate in the Bay Area at 0.02%, which is well below the State and national rate of 0.09%. In Marin, only 1 in every 3,993 homes is now in foreclosure, compared to 1 in every 1,059 homes statewide. While the foreclosure crisis had a significant impact on the local housing market, the price of housing was still not affordable to lower income households and those that work in Marin-based industries. With the recent recovery of the housing market, that affordability gap has only widened.

Figure II-20: Bay Area County Foreclosure Rates, December 2008 and April 2014



Source: 2009 Marin Housing Workbook; RealtyTrac, April 2014

³⁷ Bashir, Samiya A. 2009. *Home Is Where the Harm Is: Inadequate Housing as a Public Health Crisis*

³⁸ RealtyTrac.com

Special Needs Housing

Overview

In addition to overall housing needs, the County plans for housing for special needs groups. To meet the community's special needs housing, including the needs of seniors, people living with disabilities, people with HIV/AIDS and other illnesses, people in need of mental health care, single-parent families, singles with no children, large households, agricultural workers, the homeless, and the local workforce, Marin County must look to new ways of increasing the supply, diversity, and affordability of specialized housing stock.

There is a continuum of housing types that address special needs, including independent living (owning or renting), supportive housing, assisted living, group home and skilled nursing facilities, transitional housing, residential treatment (licensed facilities), detoxification programs, Safe Haven, and emergency shelters. One of the most effective housing options for special needs housing is supportive housing where services are offered to tenants, often on-site, to help achieve and maintain housing security. However, there is an inadequate supply of supportive housing units and affordable units in general to meet the needs of the community.

Seniors

The need for senior housing can be determined by the age distribution, housing characteristics and demographic projections. On a countywide level, these determinants indicate that Marin has one of the oldest populations in the State, 77% of County seniors are homeowners, and the majority of the existing housing stock is homes with more than two bedrooms.³⁹ However, those figures alone do not account for the types of accommodations necessary to provide for the elderly population. Given that senior income drops precipitously as seniors age and Marin is one of the most expensive places for seniors to live, particular needs include smaller and more efficient housing, barrier-free and accessible housing, and a wide variety of housing with health care and/or personal services provided.⁴⁰ In addition, a continuum of care is needed as elderly households develop health care needs. As the data below indicates, seniors are more likely to be lower income than the population in general and to face distinct difficulties in finding appropriate and affordable housing for their needs.

According to the 2010 Census, there were 103,210 households in Marin County, of which 28,253 or 27% had a householder aged 65 or older. Of these households, 1,846 or 6.5% had incomes below the poverty line.⁴¹ In the unincorporated County, there were 26,193 households, of which 7,354 or 28% were headed by a person age 65 or older.⁴² Of those, 458 or 6.2% had incomes below the poverty line.⁴³

Housing types to meet the needs of seniors include smaller attached or detached housing for independent living (both market rate and below market rate), second units for inter-generational living, age-restricted subsidized rental developments, shared housing, congregate care facilities, licensed facilities, Alzheimer's and other specialty facilities, and skilled nursing homes. There is also a need for senior housing where an in-home caregiver can reside.

In addition, the nexus between living arrangements for seniors and senior-oriented services must reinforce the ability for seniors to achieve a high quality of life with access to local amenities, choices in

³⁹ 2010 U.S. Census; 2012 American Community Survey, U.S. Census Bureau

⁴⁰ Elder Economic Security Standard by County 2007, Center for Community and Economic Development

⁴¹ 2011 American Community Survey, U.S. Census Bureau

⁴² 2010 U.S. Census

⁴³ 2011 American Community Survey, U.S. Census Bureau

housing, health care, and activities, and full integration into the community. A well-balanced community is one in which these elements are implicit and guaranteed for all members of the community, with particular recognition of the needs of specific demographic groups such as seniors. As such, the Older Americans Act provides funding for services that:

- Enable older individuals to secure and maintain independence and dignity in their homes;
- Remove barriers to personal and economic independence;
- Provide a continuum of care for vulnerable older persons;
- Secure the opportunity for older individuals to receive managed in-home care and community-based long-term care services.

The County’s Division of Aging and Adult Services supports a variety of services that are provided to a network of local nonprofit organizations and governmental agencies throughout Marin County. Figure II-21 below provides a summary of senior services available.

Figure II-21: Countywide Services Offered for Seniors

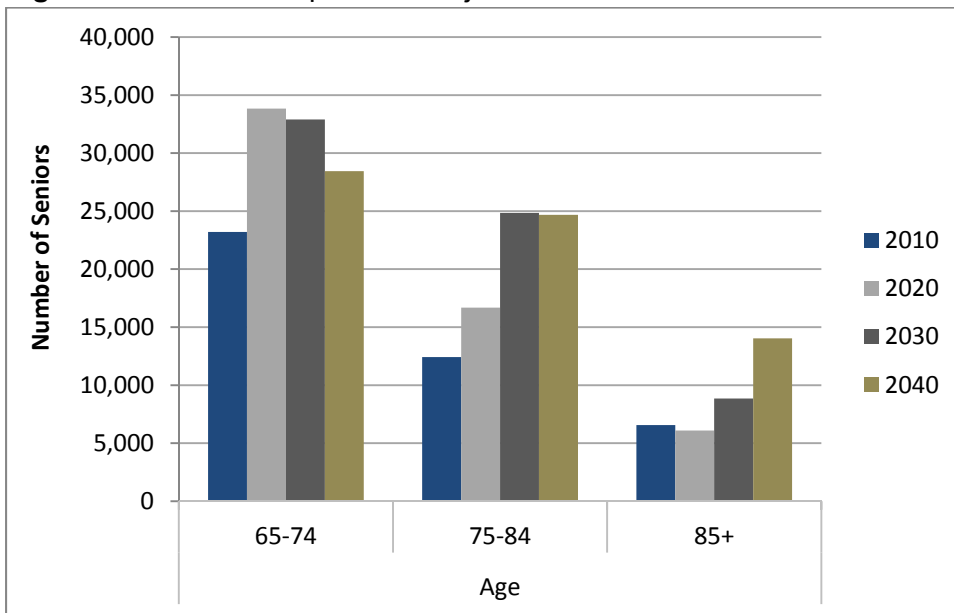
Service	Description
Adult Day Healthcare	Day care services for older adults with health care needs.
Alzheimer’s Day Care Resource Center	Day care services for persons with Alzheimer’s and other dementias.
Case Management	Coordination and monitoring of services for older persons and persons with disabilities to maintain independence.
Employment Services (Senior Community Services Employment Program for Older Adults)	Subsidized community services-based employment and opportunities for placement in regular employment after training.
Family Caregiver Support	Emotional support, education, training, and respite care for family caregivers and grandparents.
Health Insurance Counseling	Information and counseling on Medicare, Medi-Cal, managed care, and long-term care.
In-Home Services/Respite Registry	Home care worker referrals to assist older persons to remain in their own homes.
Information and Assistance	Links older adults and their family members to appropriate services through information and referrals.
Legal Services	Provides seniors with legal services and education on older persons’ rights, entitlements, and benefits.
Long Term Care Ombudsman	Ensuring the rights and protection of older persons at risk for abuse, neglect, or exploitation while living in long-term care facilities.
Medication Management	Programs to educate older adults on how to better manage complicated medication regimens.
Multicultural Services	Outreach programs to the Asian, Latino, and African-American communities in San Rafael and Marin City.
Nutrition Services	Nutrition services, such as home delivered and congregate meals and Brown Bag supplemental grocery services.
Preventive Health Care	Educational forums on how to take preventive measures before health conditions occur.
Project Independence	Volunteer advocates providing support to adults at discharge from local hospitals.
Senior Center Activities Services	Educational, creative, and fun activities, including trips that enhance both health and well-being.
Transportation Services	Transportation to assist older persons in obtaining services.

Service	Description
Volunteer Programs	Tax-free stipend volunteer opportunities for older adults to spend time with children and other older persons in need.

Source: Marin County Division on Aging

Many seniors are over-housed, which means living in a home far larger than they need. This phenomenon will become more pronounced in the coming years, as the senior population in the unincorporated County is projected to experience an increase of 59% between 2010 and 2040. Some may be willing to vacate their home for a smaller unit, thus increasing housing options for families if more suitable housing is made available.

Figure II-22: Senior Population Projections



Source: 2010 U.S. Census; 2010 Dept. of Finance Population Projections

The increasing number of seniors and increasing longevity in the population in Marin County will create additional need for affordable housing and specialized housing for older residents. This has the following implications:

- Marin has a limited supply of vacant residential land. Senior projects would compete with non-age-restricted housing for this land, as additional housing for area workers and families is also an important need.
- Many seniors can become “trapped” in large houses due to upkeep expenditures. Seniors on fixed incomes have limited resources for home improvements to maintain or rehabilitate older housing.
- Moving to smaller units could increase home payments and cause increased financial burden. Senior homeowners can be house rich and cash poor, meaning they may have a lot of value in their homes but it is inaccessible.⁴⁴

⁴⁴ Strategic Plan Data Focus Report 2004-2014, Division of Aging, Marin Health and Human Services

Low- and very low-income seniors often cannot afford the cost of licensed facilities in Marin. According to the Marin County Division of Aging, most room and board facilities in the County currently cost between \$3,200 to \$5,000 per month for a single bed (room, bathroom, and three meals a day).

Through a 2003 ordinance, the development of licensed senior facilities, such as assisted living facilities, is subject to the jobs/housing linkage fee, whereby funds are contributed to the County's Affordable Housing Trust based on the number of low- and moderate-income jobs anticipated for the new development.

Strategies and Programmatic Responses to Meet Projected Needs

The County currently encourages senior housing through a variety of provisions in the Development Code, including reduced parking standards, allowances for increased densities, and flexibility around kitchen designs. This Housing Element contains a number of programs related to increasing multifamily and special needs housing that can also result in increased opportunities for senior housing, such as *1.d Study Ministerial Review for Affordable Housing*, and *2.a Encourage Housing for Special Needs Households*. Other programs that can facilitate housing types appropriate for seniors include second units, accessibility and universal design, and preservation of existing affordable housing and rental housing stock (*1.e Undertake Adjustments to Second Unit Development Standards*, *2.g Ensure Reasonable Accommodations*, and *3.o Utilize Federal Grants Division Funding*).

People Living with Physical, Mental and Developmental Disabilities

People living with disabilities represent a wide range of housing needs, depending on the type and severity of their disability. Special consideration should be given to the issue of income and affordability, as many people with disabilities are living on fixed incomes. Some of the considerations and accommodations that are important in serving individuals and families with disabilities are: (1) the design of barrier-free housing; (2) accessibility modifications; (3) proximity to services and transit; (4) on-site services; and, (5) mixed income diversity and group living opportunities.

Some people with disabilities can live most successfully in housing that provides a semi-independent living state, such as clustered group housing or other group-living quarters; others are capable of living independently if affordable units are available. Different types of housing that can serve these populations include: (1) single-room occupancy (SRO) units, (2) single-family and group homes specifically dedicated to each population and their required supportive services, (3) set-asides in larger, more traditional affordable housing developments, and (4) transitional housing or crisis shelters. Sources of financing could include Section 202, Section 811, Multi-family Housing/Supportive Housing, Mental Health Services Act, Transitional Age Youth and Section 8 project-based vouchers, which can be leveraged with local funds.

As the population ages, the need for handicapped accessible housing will increase. Consideration can be given to handicapped dwelling conversion (or adaptability) and appropriate site design. Incorporating barrier-free design in all new multi-family housing is especially important to provide the widest range of choice and is often required by State and Federal fair housing laws. Barriers to applying for building and planning approvals for reasonable accommodation modifications to units could be removed by providing over-the-counter approvals and streamlining the application process.

Figure II-23: Persons with Disabilities by Disability Type, Countywide

Civilian Non-Institutionalized Population	Number	Percent of County Population
Total population	252,409	100%
Total population with a disability	21,216	8.4%
Population under 5 years with a disability	18	0.01%
Population age 5-64 with a disability	10,246	4.1%
With a hearing difficulty	2,058	0.8%
With a vision difficulty	1,146	0.5%
With a cognitive difficulty	4,577	1.8%
With an ambulatory difficulty	4,418	1.7%
With a self-care difficulty	2,239	0.9%
With an independent living difficulty	2,992	1.2%
Population age 65 and over with a disability	10,952	4.3%
With a hearing difficulty	4,672	1.9%
With a vision difficulty	1,460	0.6%
With a cognitive difficulty	2,780	1.1%
With an ambulatory difficulty	6,213	2.5%
With a self-care difficulty	2,488	1.0%
With an independent living difficulty	4,652	1.8%

Source: 2012 American Community Survey, U.S. Census Bureau

Agencies such as the Marin Center for Independent Living, the Regional Center, and Marin County Community Mental Health serve people living with disabilities. Below is a sampling of data provided by these organizations. Based on this information, the housing type best suited for these households may be single-room occupancies (SROs) with supportive services.

- The Marin Center for Independent Living, for example, served 715 people with all types of disabilities (including older adults) in 2014 throughout Marin County; of these, over 60% were facing a lack of affordable accessible housing. Most of their clients live under the poverty level, and their average client earns about \$10,500 annually.
- Marin County’s Mental Health Services served 3,716 unduplicated clients in fiscal year 2012/2013, of which 2,721 were adults age 18 and older. Community-based housing and shelter was provided for 553 of their adult clients, or 15% of their total caseload. Housing support in the form of emergency housing and rent assistance was provided for another 43 of their clients. Anecdotally, case managers report that the demand far exceeds the limited available supply of housing and services, and cost of housing continues to increase well in excess of the income of public mental health clients. Affordable housing is a major issue for their clients.

Figure II-24: Persons with Disability by Employment Status, Countywide

Population	Number	Percent of County Population
Total County Population	252,409	100%
Total population age 18 - 64	152,337	60.4%
Total in the labor force	123,265	48.8%
Total in labor force with a disability	4,402	1.7%
Employed	3,843	1.5%
Unemployed	559	0.2%
Total not in labor force	29,072	11.5%
Total not in labor force with a disability	4,755	1.9%

Source: 2012 American Community Survey, U.S. Census Bureau

Senate Bill 812, which took effect January 2011, requires housing elements to include an analysis of the special housing needs of the developmentally disabled in accordance with Government Code Section 65583(e). The needs of individuals with developmental disabilities are similar to that of other disabilities, and they face similar challenges in finding affordable housing. Many developmentally disabled individuals are on fixed incomes and cannot afford market rate rents. In addition, supportive services are often beneficial to maintain housing stability.

As of March 2014, according to the State Council on Developmental Disabilities Area Board 5, which serves Marin, there are 1,098 individuals with developmental disabilities in Marin County. The Area 5 Board estimates that a minimum 380 of these individuals are in need of housing, of which 35, or 10%, are dually diagnosed with a mental health issue, and an additional 71, or 20%, require accessible housing. In March 2011, the State Council on Developmental Disabilities approved a 5-year strategic State Plan that is intended to help address the needs and priorities of the developmentally disabled population for the period of 2012-2016. This includes goals and strategies to improve access to affordable and accessible housing options.

Figure II-25: Population with Developmental Disability, Countywide

Population	Number	Percent of Population with Developmental Disability
Total County Population	252,409	---
Total persons with a developmental disability	1,098	100%
Living at home with parent or guardian	505	46%
Living at community care facility	257	23%
Living independently	270	25%
Living at an Intermediate Care Facility (ICF)	53	5%
Living at a Skilled Nursing Facility (SNF)	5	0.4%
Other	8	0.6%

Source: "Quarterly Consumer Characteristics Report Index by County of Physical Presence for the end of March 2014," California Department of Developmental Services

Strategies and Programmatic Responses to Meet Projected Needs

Housing which serves persons with mental, physical or developmental disabilities may include very low cost units in large group home settings (near retail services and public transit), supervised apartment settings with support services, outpatient/day treatment programs, inpatient/day treatment programs, crisis shelters, transitional housing, and independent living units.

Residential care facilities that serve a variety of disabled clientele groups are a permitted use in all zoning districts where dwellings are allowed and have traditionally been found intermixed within the County’s residential neighborhoods. Consistent with State law, group homes with six or fewer residents per facility are allowed by right in all residential zoning districts. Group homes with seven or more persons are also permitted, subject to a conditional use permit, in all residential districts and in several commercial districts. Nonprofit developers report that there is a need for jurisdictions to fast track the permitting process for these projects.

Programs in this Housing Element seek to encourage and facilitate special needs housing, enable group homes, ensure reasonable accommodation, and provide funding for rental assistance for disabled households (2.a Encourage Housing for Special Needs Households, 2.b Enable Group Residential Care Facilities, 2.d.Foster Linkages to Health and Human Services Programs and 2.g. Ensure Reasonable Accommodation).

Large Families

Large-family households are defined by the U.S. Census Bureau as households containing five or more persons. Due to the limited supply of adequately sized rental units and affordable homeownership opportunities to accommodate large-family households, large families face an above-average level of difficulty in locating housing that is adequately sized and affordably priced. In Marin County, there are adequate market rate homeownership opportunities, but these homes are out of reach economically for moderate- and low-income families. The stock of three bedroom or larger rental housing units is very limited. Even when larger units are available, the cost is generally higher than low income families can afford.

The 2010 Census data reflect that 7% of Marin’s households meet the definition of a large family (five or more people), and that over half (60%) of large-family households in the County live in owner-occupied homes. In the unincorporated area of the County, there are 1,619 large-family households, which comprise 6% of all households. Of these households, 72% are owner-occupied households and 38% are renters.

Figure II-26: Number of Large-Family Households (5 or more persons) by Tenure

Area	Owner-Occupied Households		Renter-Occupied Households		Total Large Family Households		Total Households
	Number	Percent	Number	Percent	Number	Percent	Number
Unincorporated Marin	1,174	72%	445	38%	1,619	6%	26,193
Marin County all	3,994	54%	3,390	46%	7,384	7%	103,210

Source: 2010 U.S. Census, U.S. Census Bureau

As Figure II-27 below illustrates, the shortage of large units is primarily in the rental category, where only 5.9% of the housing stock has three bedrooms, 1.2% of units have 4 bedrooms, and only 0.3% has 5 or more bedrooms.

Figure II-27: Existing Housing Stock Number of Bedrooms by Tenure, Countywide

Bedroom Type	Owner Households		Renter Households		Total Households	
	Number	Percent	Number	Percent	Number	Percent
0 BR	162	0.1%	2,125	2.1%	2,287	2.2%
1 BR	2,046	2.0%	11,456	11.1%	13,502	13.1%
2 BR	12,701	12.3%	15,246	14.8%	27,947	27.1%
3 BR	28,121	27.3%	7,797	7.5%	35,918	34.8%
4 BR	17,206	16.7%	1,631	1.6%	18,837	18.3%
5+ BR	4,352	4.2%	309	0.3%	4,661	4.5%
Total	64,588	62.6%	38,564	37.4%	103,152	100%

Source: 2012 American Community Survey, U.S. Census Bureau

Female-Headed and Single-Parent Households

Female-headed households fall into one of three primary groups in Marin: single professional women, single parents, and seniors. The last two groups in particular may have a need for affordable housing. The housing needs of senior citizens are discussed above in the section on Seniors. The needs of female-headed households with children are particularly acute. In addition to difficulties faced by these households in finding and maintaining an affordable housing situation, these households also typically have additional special needs relating to access to childcare, health care, and other supportive services.

Single-parent households, like many large households, may have difficulty finding appropriately sized housing and, even more importantly, housing that is affordable. Despite fair housing laws, discrimination against children may make it more difficult for this group to find adequate housing. Women in the housing market, including but not limited to the elderly, low and moderate-income earners, and single parents, face significant difficulties to finding housing. Both ownership and rental units are extremely expensive relative to the incomes of many people in this population category. As shown in the chart below, there are a total of 26,193 households in the unincorporated area of the County, of which 2,201 or 8.4% are female-headed households. Moreover, 1,309 or 5% of the total are female-headed households with children under the age of 18, while 892 or 3.4%, are female-headed households without children under 18. The percentage that is female-headed households living in poverty is 2.2%, which is actually significantly lower than the 5.5% of households overall that are living in poverty.

Figure II-28: Female-Headed Households, Unincorporated County

Household Type	Number	Percent
Total households	26,193	100%
Total female-headed households	2,201	8.4%
Female-headed with children under 18	1,309	5.0%
Female-headed without children under 18	892	3.4%
Total Families	16,614	100%
Total families under the poverty level	914	5.5%
Female-headed households under the poverty level	370	2.2%

Source: 2010 U.S. Census; 2012 American Community Survey, U.S. Census Bureau

In addition to the female-headed households with children, there are an estimated 969 male single-parent households in the unincorporated County that are likely to have housing issues that are similar

to those of their female single-parent counterparts. Housing costs are usually the greatest expense for single heads of household.

Strategies and Programmatic Responses to Meet Projected Needs

As with other special needs groups, large families and single-parent households would benefit from multi-family housing developments that include childcare facilities. The economies of scale available in this type of housing would be advantageous to these special needs groups, as well as to all other low-income households. Large families should also have adequate services and recreational areas for children and adults near their residences. Housing for large families should also be located near public transit. The preponderance of development in the unincorporated County is large homes, most frequently of three or more bedrooms. To specifically address the needs for larger units, the County will continue to apply the inclusionary requirement that inclusionary units developed shall be of equal number of bedrooms as the other units in the development. In addition, the County prioritizes units for larger families through the Marin Workforce Housing Trust Fund.

In addition to the specific sites named for multi-family housing, strategies in this element to increase multi-family housing opportunities include the promotion and streamlining of multi-family developments (*1.a Establish Minimum Densities on Housing Element Sites, 1.d Study Ministerial Review for Affordable Housing, 1.f Review and Update Parking Standards, and 1.g Codify Affordable Housing Incentives Identified in the Community Development Element*).

Agricultural Workers

Marin's agricultural history remains a strong value and source of pride, particularly in the Coastal and Inland Rural Corridors of the County. According to the United States Department of Agriculture (USDA), Marin County farms and ranches encompass approximately 170,876 acres, or about 50% of the County's total land area. Rural West Marin has an economic base of cattle ranches, dairies, organic vegetable farms, poultry, mariculture, and tourism. Of the 323 agricultural operations in Marin, the majority are third- to fifth-generation family-owned, and are not large by California standards, with an average size of 529 acres. There are an estimated 1,072 agricultural workers impacted by the high cost of living, especially housing costs that are influenced by vacation rentals and high-end tourism. In order to promote a vibrant and economically sound agriculture base as part of Marin County's future, quality affordable housing for agricultural workers is needed.⁴⁵

Almost all agriculturally zoned land in Marin County is located in the unincorporated County, and it can be assumed that most data available on the agricultural worker population in the County is representative of the unincorporated County. The 2012 USDA Census identified 1,072 agricultural workers in the County, which accounts for approximately 0.8% of Marin's workforce.⁴⁶ However, agricultural workers are historically undercounted, and it is commonly believed that the number of agricultural workers is higher than any available estimate.

Distinct from other agricultural regions of the State, much of the County's agricultural production primarily requires a year-round, permanent workforce. As a result, the County does not experience a significant influx of seasonal workers during peak harvest times. Agricultural worker housing needs are dictated by the presence of parallel factors.

- The majority of agricultural worker housing units, both for permanent and seasonal workers, are provided on-site by the employer-ranchers.

⁴⁵ 2012 USDA Census; UCCE Facts About Marin County Agriculture, July 2012

⁴⁶ 2012 American Community Survey, U.S. Census Bureau

- As a largely permanent workforce, agricultural workers live in multi-person households, often with spouses and children.⁴⁷ Agricultural workers' spouses are often employed in non-agricultural jobs, such as visitor-serving businesses in West Marin.

These factors indicate that the housing needs of agricultural workers are best met through the provision of permanent single- and multi-family affordable housing. Given the existing housing on ranches, two important issues arise:

- Ensuring that the workforce and their families are being housed in safe and healthy conditions is a major priority.
- Allowing agricultural worker households to determine the type and location of housing that is most suitable through enhancing housing choices and options.

Determining the unmet housing need for permanent workers is difficult, and the limited housing options available to agricultural worker households may contribute to the lack of knowledge about the housing needs of this population. Instead, agricultural worker households may choose to live on the ranch that provides their employment or in other affordable accommodations, which may vary considerably in condition and crowding.

The unmet housing need for seasonal agricultural workers is not known, and is especially difficult to estimate, given the presumption that temporary housing is provided by the employer-rancher. However, limited space, septic capacity, and high building costs often make it difficult to house migrant workers, presenting disincentives for employer-ranchers to provide more than basic shelter with minimal amenities. Common challenges faced by agricultural worker households include:

- **Limited Income:** With a median salary of less than \$2,000 per month, most agricultural workers fall within extremely low-income groups.⁴⁸
- **Overpaying/Lack of Affordability:** The Department of Housing and Urban Development (HUD) considers payment of more than 30% of a household's income for direct housing expenses as overpayment or an undue hardship. Using 2014 wages and average rental prices, a Marin County household would have to earn a minimum of \$28.65 an hour in full-time employment to rent a studio apartment and not exceed the 30% affordability standard. A household would need to make \$39.27, \$48.95, or \$65.00 per hour, respectively, to afford a 1-, 2- or 3-bedroom rental unit. Opportunities for affordable rental housing or opportunities for homeownership are considerably constrained for the agricultural worker population.
- **Overcrowding:** Due to low incomes, agricultural workers have limited housing choices and are often forced to double up to afford rents. Overcrowding in temporary housing for seasonal workers is estimated to be particularly prevalent, and many such units are not monitored for code enforcement on past development and building approvals unless complaints are lodged. Overall, 1.1% of households are overcrowded, with a higher prevalence of overcrowding in renter households at 1.9%.
- **Substandard Housing Conditions:** Many agricultural workers occupy substandard housing, such as informal shacks, illegal garages, barns or storage units, trailers, and other structures

⁴⁷ Evaluation of the Need for Ranch Worker Housing in Marin County, California, California Human Development Corporation, July 2008

⁴⁸ 2012 American Community Survey, U.S. Census Bureau

generally unsuitable for occupancy.⁴⁹ The County's Code Enforcement staff investigates complaints against property owners for code violations, but does not actively monitor agricultural worker housing units for code compliance. Few HUD Section 8 vouchers are utilized in West Marin due to the scarcity of affordable units and the inability of these units to pass the required HUD Housing Quality Standards inspection.

Strategies and Programmatic Responses to Meet Projected Needs

The County's efforts and partnerships with organizations in West Marin serve to encourage and facilitate the development of housing affordable to agricultural workers.

- Marin County is collaborating with the Marin Community Foundation and California Human Development (CHD) to replace, rebuild and add new agricultural worker units located on private ranches. This program was initiated with a large stakeholders meeting including advocates, ranchers, funders, and members of conservation groups. A pilot project is underway with six participating ranches. CHD is coordinating the program, providing predevelopment funds granted by the County, and working with the United States Department of Agriculture to provide affordable financing.
- The Community Land Trust Association of West Marin (known as CLAM) was established as a nonprofit, community-based organization in 2001 to expand the stock of affordable housing in the Tomales Bay area and beyond. The County has sought CLAM's input during outreach for the Housing Element, and provides technical support to the organization and other parties working in the area that provide or support workforce and affordable housing.
- Marin County partnered with UC Cooperative Extension to create and develop the position of agricultural ombudsman to provide training in areas such as farm worker housing regulations, water supply, water quality and stream protection, and the use of agricultural easements. Since 2006, eighteen staff from the County's Community Development Agency and the Department of Public Works participated in training and education on County planning and policy development regarding agriculture. Additionally, 56 agricultural producers have received the ombudsman's assistance with business development and guidance through the County permitting process.

Additional actions to increase and improve the stock of agricultural worker housing units are part of this Housing Element (*2.j Promote the Development of Agricultural Worker Units*).

Individuals and Families Who Are Homeless

Homeless individuals and families have immediate housing needs. There are also many residents who lack stable housing but are not considered homeless. They live doubled up in overcrowded dwellings, often sleeping in shifts or renting closet space or "couch surfing" with family or friends. Although not living on the street, this population often has no means of stable accommodation and may experience periods of being unsheltered.

The Marin County 2013 Point In Time Count of homeless persons was conducted on January 24, 2013 and surveyed homeless and precariously housed individuals. According to this survey, in January 2013 there were 933 persons in the County who met the Marin County Health and Human Services definition of homeless, of which 195 were children.⁵⁰ 693 of these homeless individuals met the HUD definition of

⁴⁹ California Human Development, 2008

⁵⁰ For the purposes of the 2013 Homeless Count, Marin County Health and Human Services included all individuals who meet the definition of unsheltered or sheltered as homeless. Unsheltered is defined as any person that resides in a place not meant for human habitation, such as a car, park, sidewalk, open space or on the street. The "unsheltered" population

unsheltered and in immediate need of housing.⁵¹ An additional 4,388 persons were found to be at risk of homelessness and counted as precariously housed.⁵² More than an estimated 1,100⁵³ children and youth meet the broader definition of homeless established by the McKinney Vento Act.⁵⁴ Approximately 0.4% of Marin’s population is homeless, which aligns with the proportion of homeless people in California as a whole. Statewide, the homeless population is estimated at approximately 136,826 or 0.4% of the State’s total population.⁵⁵

To estimate the unmet need for shelter beds and to document the existing resources for homeless families and individuals, the County used information from the 2013 Point in Time Count and the 2014 Marin County Continuum of Care funding application submitted to the U.S. Department of Housing and Urban Development. Figure II-29 below provides a summary of the emergency shelter beds and transitional and supportive housing units for homeless people that are located throughout Marin County. The Fireside Affordable Apartments, which provide 30 units of supportive housing, are located within unincorporated Marin County. Additional transitional or supportive units provided at scattered sites and located within the unincorporated County are unknown at this time.

Figure II-29: Existing Shelter Beds and Transitional and Supportive Housing Units, Countywide

Emergency Shelter Beds	Transitional Housing Units	Supportive Housing Units
223 (163 year-round; 60 seasonal)	316	521

Source: Marin County Health and Human Services Department, June 2014

Marin County is committed to expanding the resources for homeless individuals in the community, particularly the supply of permanent supportive housing. The Countywide Plan and this Housing Element identify the need for housing for homeless and at-risk populations as a high priority. During fiscal year 2012/2013, the County, primarily through the Department of Health and Human Services (HHS), provided \$15,252,662 in funds targeted to homeless populations. Recently HHS has taken a more active role in homeless services. HHS coordinates the Point in Time Count of homeless people and the Continuum of Care application which help to preserve over \$2.6 million in annual federal funding for housing and services for homeless people in Marin County. HHS also has a full-time staff person who serves as the Countywide Homeless Services Coordinator. Homeless people in Marin County have access to a wide range of supportive services throughout the community designed to help them gain greater stability and self-sufficiency and to meet their health and behavioral health needs. These services include prevention, outreach, and supportive services. Appendix D: Inventory of Homeless Housing Resources provides a complete listing of the emergency shelter beds and transitional and supportive housing units available for homeless people throughout Marin County.

included individuals living on a boat or in a home lacking electricity or plumbing, in jail or an institution who would not have a permanent address after release, who stayed temporarily with family or friends the night before the count and identified themselves as homeless on the day of the count. Sheltered refers to individuals residing in an emergency shelter or transitional housing program for homeless persons who originally came from the streets or an emergency shelter.

⁵¹ HUD McKinney Vento supportive housing programs define homelessness as individuals who are living on the streets, in shelters, or in public spaces.

⁵² A person is considered precariously housed and at risk of homelessness if they are about to lose housing and have no other place to live, or are housed but living temporarily with friends or family because they lack the resources and/or support networks to retain or obtain permanent housing and/or are housed but have moved frequently due to economic reasons and/or are living in severely overcrowded housing.

⁵³ Marin County Office of Education, Report to the Marin County Board of Education, March 2014

⁵⁴ Homeless children and youth means individuals who lack a fixed, regular, and adequate nighttime residence, as further defined by Section 725 of the McKinney-Vento Act.

⁵⁵ 2013 Annual Homeless Assessment Report (AHAR) to Congress, U.S. Department of Housing and Urban Development

Number and Characteristics of Homeless People

Based on the Marin County 2013 Point in Time Count, 58% of the County homeless population was male, 30% was female, 0.3% was transgender, and the remaining 12% declined to state. Countywide, 26% of the homeless surveyed were families with children under 18, 6% were transition age and unaccompanied youth,⁵⁶ 47% were adults without children, and the remaining 21% declined to state or had another living arrangement. These estimates were drawn from the 2013 Marin Homeless Point in Time Count, which was conducted on January 24, 2013 and surveyed homeless and precariously housed individuals.

The 2013 methodology did not include an overall breakdown of the homeless population by jurisdiction, so estimates are based on the unincorporated County's share of the total Marin population. Because 27% of the total County population lives in the unincorporated areas of Marin, it is estimated that 27% of the 414 unsheltered homeless population or 111 individuals reside in the unincorporated area.

Figure II-30 provides a breakdown of subpopulations of homeless people in Marin County, including identification of specific service needs.

Figure II-30: Homeless Persons by Subpopulations and Service Needs, Countywide

Subpopulations and Special Needs	Number of persons	Percentage of homeless population
Chronically homeless	89	10%
Mentally ill	223	24%
Physical Disability	223	24%
Developmental Disability	46	5%
HIV/AIDS	27	3%
Substance use	363	39%
Chronic health condition	65	7%
At least one health issue	485	52%
Co-occurring conditions (mental health and substance)	149	16%
Domestic violence	242	26%
Veterans	69	7%
Families with children under age 18	99	11%
Unaccompanied children (under age 18)	1	0.1%
Transitional age youth (age 18-24)	53	6%
Age 62 or older	74	8%

Source: Marin County 2013 Point in Time Count Comprehensive Report Findings

This data demonstrates that homeless people in Marin County are likely to have at least one disability, with 24% reporting a mental illness, 39% a substance abuse issue and 24% reporting a physical disability. The survey found that 10% were chronically homeless, meaning they had a disability and had been homeless continuously for 12 months or had experienced four episodes of homelessness over a three year period. This data is consistent with national studies that have found high levels of disability among homeless people and suggests that both health and behavioral health services are needed to assist this population.

⁵⁶ Unaccompanied children are those experiencing homelessness who are under the age of 18; Transition Age Youth are those experiencing homelessness between the ages of 18 and 24.

Assessment of Unmet Year Round Need for Emergency Shelter

Marin County estimates that a total of 140 year-round emergency shelter beds are needed to meet the needs of the 171 unsheltered homeless people in our community.⁵⁷

Assessment of Seasonal Need for Emergency Shelter

There is no data presently available documenting the increased level of demand for shelter in Marin County during particular times of the year. Due to the relatively mild climate, the only time of year when increased demand appears to be a factor is during the winter months (December to February). The biannual homeless count always takes place in the last week of January, a period when demand for shelter typically is at its highest. Since the year-round need described above is based on that biannual count, the seasonal need for emergency shelter is not likely to be greater than the year-round need.

Assessment of Unmet Need for Supportive Housing

Marin County's 2014 application to HUD for Continuum of Care funding estimates that the County has an unmet need for 940 beds across jurisdictions in emergency shelters, transitional housing, safe havens, and permanent housing. There is no breakdown of this unmet need estimate by jurisdiction. However, Marin County has estimated the needed beds based on the percentage of the total number of unsheltered homeless people living in the community. Given that 27% of the total unsheltered homeless people in the County are estimated to reside in unincorporated areas of Marin, the estimated unmet need for supportive housing beds is 254.

Strategies and Programmatic Responses to Meet Projected Needs

Specific recommendations and SB2 compliance are discussed in the SB2 section under Section IV: Sites Inventory and Analysis. Additional actions to meet housing and service needs of homeless or near homeless households have been included in this Housing Element (*2.a Encourage Housing for Special Needs Households, 2.d Foster Linkages to Health and Human Services Programs, 2.e Support Efforts to House the Homeless and 2.f Engage in a Countywide Effort to Address Homeless Needs*).

Units at Risk of Conversion⁵⁸

As of July 2014, there are 4,368 deed restricted affordable housing units in Marin County.⁵⁹ Government Code Section 65583 requires each city and county to conduct an analysis and identify programs for preserving assisted housing developments. The analysis is required to identify any low-income units that are at risk of losing deed-restricted subsidies in the next 10 years. According to the California Housing Partnership Corporation, there are three developments with an aggregate total of 152 units deemed at risk of conversion in the unincorporated area of Marin County; these developments are described in Figure II-31. Additionally, there are 10 developments with an aggregate total of 156 units within the incorporated cities of the County that are identified as at risk of conversion, primarily in Novato and San Rafael.

The Marin Housing Authority manages 326 Below Market Rate (BMR) home ownership units throughout Marin County that are preserved by deed-restriction, of which 90 units are in the unincorporated County. The Marin Housing Authority processes all resales and monitors the affordability range for these BMR units.⁶⁰ There are an additional 408 BMR units in the City of Novato that are managed by Hello Housing. From 2008 to July 2014, the total number of BMR units countywide

⁵⁷ Marin County 2013 Point in Time Count, HHS Summary

⁵⁸ The section on At Risk Units was updated after the Planning Commission recommendation on August 25, 2014, and will be included in their review on November 17, 2014.

⁵⁹ Marin County Affordable Housing Inventory, updated 2014

⁶⁰ Marin Housing Authority, July 2014

decreased from 758 units to 734 units, primarily due to foreclosures as a result of the recent economic downturn.⁶¹

Figure II-31: Summary of At-Risk Units

Project Name	Address	# of Units	Subsidy	Non-Elderly units	Elderly units	Current Owner	Earliest Date of Expiration	At-Risk
Walnut Place	600 A Street, Point Reyes Station	24	HUD Section 202	1	23	EAH Housing	6/30/2014	Restriction expiration
Ponderosa Estates	913 Drake Ave., Marin City	56	HUD Section 8	45	11	Ponderosa Estates	6/30/2023 6/30/2044	Restriction expiration
Parnow House	134 N. San Pedro Road, San Rafael	72	HUD Section 202	3	69	Center Interfaith Housing	7/31/2024	Restriction expiration

Sources: California Department of Housing and Community Development, California Housing Finance Agency, United States Department of Agriculture, California Tax Credit Allocation Committee (TCAC), California Debt Limit Allocation Committee, California Housing Partnership Corporation.

Conversion Risk

The units considered at-risk of conversion in the unincorporated County are all at risk based on the expiration of restrictions for low income use through various financing sources. However, while the units described in Figure II-31 may meet the definition of at risk of conversion as described in Government Code Section 65583, the risk of conversion is low because they are all owned by non-profits with a mission of providing long term affordable housing. The existing owners all intend to maintain the affordability of the units. There are limited costs associated with rehabilitation as based on regular monitoring and inspections, all of the complexes are in good condition.

Preservation Resources

In order to retain affordable housing, the County must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified, non-profit entities will be notified of any future possibilities of units becoming at risk. A list of qualified entities⁶² to acquire and manage at-risk units is available through HCD’s website and will be relied upon to provide notification of units at risk. Funding is available to facilitate preservation through the County’s Affordable Housing Trust Fund, HOME and CDBG funds. Preservation is one of the County’s priorities for use of these funds. The Marin Community Foundation also assists with preservation of existing affordable housing, through both grants and loans. A recent example of local preservation is Isabel Cook Homes, an 18 unit family complex in San Anselmo. The restrictions were expiring earlier this year when the outstanding loan from HCD came due and there was some differed maintenance. Local resources were utilized to preserve the property, including financing from the Marin Community Foundation and project based Section 8 vouchers from the Marin Housing Authority. No families were displaced and resources were allocated to insure on-going long term affordability.

⁶¹ Marin Housing Authority and Hello Housing, July 2014

⁶² The current list of qualified entities in Marin includes: the Affordable Housing Foundation, Canal Community Alliance, the Housing Authority of the County of Marin and the Northern California Land Trust, INC.

Costs of Replacement versus Preservation for Units At-Risk During the Planning Period

According to the California Housing Partnership Corporation website, there is one development at risk of conversion during the planning period, Ponderosa Estates in Marin City which has 56 units funded through HUD's Section 8 program. However, additional research found that Ponderosa Estates renewed their agreement with HUD in 2004 for an additional 40 years and the current restrictions do not expire until 2044. The property is part of HUD's Property Disposition Program which provides financial assistance for HUD owned housing projects to maintain their affordability. Assistance is provided to existing projects in need of repair as well as projects already in decent, safe, and sanitary conditions. By providing funding for these projects, HUD helps preserve decent, safe, housing affordable for low-income families and minimizes displacement.

Based on the limited supply of developable land, high cost of construction and lengthy approval process, rehabilitation of existing units instead of new construction is the most economical way of providing housing. Total development costs for a subsidized multi-family development are \$490 per square foot, for a total of \$392,000 for an 800 square foot apartment. However, the cost of preservation is significantly less. For example, the Parnow House, with 72 units has an outstanding mortgage of only \$3 million. The restrictions are through 2024, it is assumed that in ten years the mortgage will be less as regular principle and interest payments are made. Assuming the whole outstanding balance of \$3 million was paid, the cost would be only \$42,000 per unit, based on estimates from the Marin Community Foundation's Loan Fund, an additional \$28,000 per unit would be needed for rehabilitation and financing costs for a total of \$4,464,000. In contrast, new construction of this complex would cost approximately \$28,224,000.

Figure II-32: Estimated Rehabilitation Costs

Fee/Cost Type	Cost Per Unit
Acquisition	\$44,000
Rehabilitation	\$10,000
Financing/other	\$8,000
Total estimated cost per unit	\$62,000

Sources: Marin Community Foundation Loan Fund, Isabel Cook financial projections.

Figure II-33: Estimated New Construction/Replacement Costs

Fee/Cost Type	Cost Per Unit
Land acquisition	\$65,000
Construction	\$192,500
Financing/other	\$134,500
Total estimated cost per unit	\$392,000

Strategies and Programmatic Responses to Meet Projected Needs

Program actions to preserve at-risk units include working with the property owners and other parties to ensure that units are preserved as part of the County's affordable housing stock. A key component of the actions will be to identify additional funding sources and timelines for action, as described in the Programs section (*2.u Monitor Rental Housing Stock and 3.g Preserve Existing Housing Stock*).

Disadvantaged Communities

New State Law Addressing Disadvantaged Communities SB 244 (Wolk, 2011) requires cities and counties to identify the infrastructure and service needs of unincorporated legacy communities in their general plans at the time of the next Housing Element update. SB 244 defines an unincorporated legacy community as a place that meets the following criteria:

- Contains 10 or more dwelling units in close proximity to one another;
- Is either within a city Sphere of Influence (SOI), is an island within a city boundary, or is geographically isolated and has existed for more than 50 years; and
- Has a median household income that is 80 percent or less than the statewide median household income.

No disadvantaged unincorporated communities are located within the unincorporated area of the County. The Department of Water Resources⁶³ identified one disadvantaged community in Nicasio. However, further analysis using data from the U.S. Census Bureau 2012 American Community Survey established that the median household income of Nicasio exceeded 80% of the statewide median income, and therefore the community does not qualify as a disadvantaged community.

⁶³ Department of Water Resources mapping tool <http://www.water.ca.gov/irwm/grants/resourceslinks.cfm>

Section III: Constraints and Opportunities for Housing Development

Nongovernmental Constraints

Land and Construction Costs

Land costs and other market constraints can significantly impact housing development and affordability. Two major factors contribute to high land costs: high demand and limited supply of developable land.¹

According to the Association of Bay Area Governments, wood frame construction at 20 to 30 units per acre is generally the most cost efficient method of residential development. However, local circumstances affecting land costs and market demand will impact the economic feasibility of construction types.

Construction costs are higher in the Bay Area than many other regions of the State. Another factor affecting costs is the use of prevailing wage labor. In 2013, construction costs for a typical apartment complex in the region (45 units per acre, structured parking, 800 square foot units), were around \$175,000² a unit and prevailing wage requirements increased costs from between 10% and 37% a unit.³ Projects receiving public subsidies, such as affordable housing developments, often must pay prevailing wages to comply with funding criteria.

Single-family Homes

According to land sale records for fiscal year 2013/2014, the typical land value for a residential lot ranges from approximately \$100,000 to \$700,000 in the unincorporated County, to \$1 million to \$3 million in cities such as Tiburon and San Rafael.⁴ Throughout the County, costs vary based on factors such as the desirability of the location and the permitted density. Developable lots for single-family dwellings are scarce, and lots that can accommodate multi-family development are even scarcer. Total development costs for a single-family home, including land and construction costs, are estimated to be about \$300 per square foot.⁵ Using these figures, developing a 2,000 square foot dwelling can cost up to \$600,000.

Multi-family Homes

In Marin County as a whole, land costs average around 15% to 20% of construction costs for multi-family developments. Generally, land zoned for multi-family and mixed-use developments costs more than land zoned single-family residential. Recent sales show land zoned for multi-family developments in the unincorporated area of Marin County average between \$1 million and \$1.75 million dollars per acre. Based on a model multi-family development in the County, land costs add \$50,000-\$65,000 per unit, but can run as high as \$75,000 in some locations.⁶ Total development costs for a subsidized multi-

¹ According to the Marin Economic Commission's *Marin Profile 2007: A Survey of Economic, Social and Environmental Indicators*, 84% of land area in Marin is designated for agriculture, parklands, open space, and watershed. Of the remaining land, 11 percent is developed and 5% is listed as potentially developable.

² CA Construction Academy, 2014

³ The Effects of Prevailing Wage Requirements on the Cost of Low-Income Housing. S. Dunn, J. Quigley, and L. Rosenthal, Cornell 2010.

⁴ DataQuick Report, July 2014

⁵ DataQuick Report, July 2014; CHF-CIRB Report, June 2014

⁶ Marin County Housing Element Workbook, 2009.

family development are even higher at \$490 per square foot. A 10-unit multi-family development of 1,200 square-foot units would cost about \$5.8 million.⁷

Financing

The mortgage industry has been volatile since 2005, with a housing boom during 2005-2007, followed by the crash that led to the economic downturn of 2008. Prior to 2008, home mortgage financing was readily available at attractive rates throughout Marin County and California. Rates varied, but ranged from around 6.25% to 7% between 2006 and 2008 for a 30-year fixed rate loan. While rates have since dropped significantly to a state and national average of 4.4% as of March 2014, terms and requirements have become more stringent, effectively preventing many low income and first-time households from becoming homebuyers.

The 2008 recession had a major impact on the availability of financing for individual homeowners and for housing developers. Starting in late 2008, it became more difficult to qualify for a home purchase loan, even though the average interest rate began to decline dramatically, dropping to a low of 3.4% as of December 2012 before beginning a steady increase to the current rate of 4.4%. In particular, people with poor credit history, lower incomes, or self-employment incomes, or those with unusual circumstances, have had trouble qualifying for a loan or have been charged higher interest rates. In addition, most lenders are now requiring a 20% down payment, which poses a difficulty for moderate and lower income households and first-time homebuyers, especially in a market as expensive as Marin County. Small changes in the interest rate for home purchases dramatically affect affordability. A 30-year fixed-rate home loan for \$500,000 at a 4.4% interest rate requires monthly payments of roughly \$2,500. A similar home loan at a 7% interest rate has payments of roughly 33% more, or \$3,330.

Construction loans for new housing are difficult to secure in the current market. In past years, lenders would provide up to 80% of the loan-to-value ratio of the new construction cost. In recent years, due to market conditions and government regulations, banks require larger investments by the builder.

Many builders find it difficult to obtain construction loans for residential property. Complicated projects, such as mixed-use developments, are often the most difficult to finance. Nonprofit developers may find it especially challenging to secure funding from the private sector.

Affordable housing developments face additional constraints in financing. Although public funding is available, it is allocated on a highly competitive basis and developments must meet multiple qualifying criteria, often including the requirement to pay prevailing wages. Smaller developments may be more difficult to make financially feasible, because the higher per unit costs result in a sale or rental price that is above the affordability levels set for many programs. Additionally, smaller projects often require significant investments of time by developers. But because the overall budget is smaller and a developer's operating income is based on a percentage of total costs, the projects are often not feasible, without special incentives or significant local funding. These conclusions were compiled through research done for the 2009 Marin Housing Element Workbook process. Despite these barriers, smaller projects have been successfully built and managed in Marin County by several local community based organizations.

Affordable rental developments tend to be easier to finance than for-sale developments, as there are more sources of funding available. However, recent cuts in public spending statewide have put pressure on these sources. Tax credits are a valuable source of revenue for low-income housing developers; however, few potential sites in the unincorporated County qualify for such credits. Though construction costs have been falling for all builders, the potential for tax credit revenue has been falling

⁷ Vernazza Wolfe, 2008.

at an even greater rate, meaning that developers of low-income property are at a greater financing disadvantage than market-rate developers.

Community Resistance to New Development

Another constraint to housing production in Marin County is community resistance to new developments. Marin County's infrastructure has been strained and this leads to a number of concerns, primarily: 1) that new developments may cause increased traffic; 2) about long-term sustainability of the local water supply; 3) about potential impacts on schools and other local infrastructure; and 4) that valuable open space could be lost. Additionally, issues related to community character are often raised, such as how density may adversely affect the visual cohesiveness of the neighborhood, how affordable housing may impact property values, or how affordable housing should be distributed more evenly throughout the County. At times, there is tension between fair housing laws and a desire to provide preferential access to affordable housing for some community segments, such as nurses, teachers, and law enforcement personnel. In many cases, it is not possible to target housing to select groups. These concerns are often expressed during project review processes and can present significant political barriers to development.

The County of Marin seeks to address community opposition in a number of ways, including the following:

- Housing staff will continue to provide presentations and facts sheets about affordable housing. Concerns to be addressed include studies on property values and affordable housing, information on who lives in affordable housing, and traffic data on affordable developments, such as fewer vehicles owned, and fewer vehicle miles traveled by lower income households.
- Housing staff will continue to coordinate with local nonprofit developers on how to effectively work with community groups, County staff, and elected officials.
- This Housing Element includes programs intended to encourage and facilitate early community planning of major developments in order to identify and address opposition at an early stage (*3.a Consider Methods for Improving County's Outreach with Respect to Affordable Housing and 3.c Provide and Promote Opportunities for Community Participation in Housing Issues*).

Infrastructure

Public infrastructure is generally sufficient to meet projected growth demands. Electric, gas, and telephone services have capacity to meet additional projected need. Transportation, water, and sewer infrastructure are discussed in greater detail below.

Transportation

The County has two main thoroughfares. Highway 101 transverses the County north to south, extending from the Golden Gate Bridge in the south through the City-Center Corridor to the Sonoma County border at the north end of Novato. Sir Francis Drake Boulevard is the primary east to west thoroughfare in Marin, extending from Interstate 580 in the east, crossing under Highway 101 and connecting to Highway 1 in the community of Olema. Highway 1 also connects southern Marin to the coastal communities. In 2009, Marin County ranked seventh among the Bay Area counties in daily vehicle hours of delay.⁸ As the impacts of the 2008 recession have improved, traffic has increased significantly. As a result of limited circulation routes, the County is impacted by severe traffic conditions. These were addressed in the Countywide Plan by limiting development to the lowest end of the density

⁸ <http://www.dot.ca.gov/hq/traffops/sysmgtp/MPR/pdfs/mpr2009.pdf>. Mobility Performance Report, Caltrans 2011.

range in areas with failing level of service standards. However, exceptions are granted for affordable housing and housing that serves seniors (see the discussion of incentives below for more detail).

Marin is served by a network of bus service, including Golden Gate Transit, which provides inter-county regional bus service, and Marin Transit which operates local service and shuttles. Marin is also linked to San Francisco via ferry service from Larkspur, Sausalito, and Tiburon.

The future Sonoma Marin Area Rail Transit (SMART) system will expand the transit and commute choices available to Marin residents, providing significant new opportunities for transit oriented development (TOD) and pedestrian development (PeD) improvements in the areas surrounding the five proposed SMART stations in the cities of San Rafael, Larkspur, and Novato. Although no SMART stations are projected to be located within the unincorporated County, the commuter train system will significantly affect the County's interwoven urban corridor areas. The SMART plan includes increased feeder bus services to enhance circulation to and from the train.

Water

Marin County's water supplies include surface water, groundwater, recycled water, and imported water. Surface water is the main source of urban areas in the eastern portion of the County while groundwater and surface water are the primary sources for rural areas. There are approximately six water districts supplying water to Marin residents. The Marin Municipal Water District (MMWD) and the North Marin Water District (NMWD) are the principal entities managing and delivering water to residential and commercial consumers. The Marin Municipal Water District serves the largest customer base in Marin, providing water to the eastern corridor of Marin County from the Golden Gate Bridge northward up to, but not including, Novato, and encompasses an area covering 147 square miles. The NMWD serves the City of Novato and the Point Reyes area of West Marin. Imported water is from the Sonoma County Water Agency (SCWA) which serves over 600,000 residents in Sonoma and Marin counties.

Water delivery in West Marin encompasses a range of scales, from the large water districts to small community water districts and smaller, individual systems. The small community water districts include Bolinas Community Public Utility District (BCPUD), Stinson Beach County Water District (SBCWD), Inverness Public Utility District (IPUD), and Muir Beach Community Services District (MBCSD). The community of Dillon Beach is served by two small independent water companies: the California Water Service Company (CWSC) and the Estero Mutual Water System (EMWS). SBCWD, MBCSD, and the Dillon Beach area primarily use groundwater for their water supplies, while IPUD and BCPUD rely mainly on surface water. Locales beyond the current municipal and community water service areas rely on individual groundwater wells, surface water, or small spring-based systems.⁹

Analysis:

The Marin Countywide Plan, updated in 2007, supports a land use pattern intended to shift future dwelling units from environmentally sensitive lands, which are often on septic and/or use well water, to locations within the City-Centered Corridor where public water and sewer systems are provided. Accordingly, the Sites Inventory consists of properties located in the City-Centered Corridor, where services are available and it is most feasible to meet the County's current default density of 20 units per acre. This is likely to result in less water use per unit but some increase in overall water usage in the MMWD service area (see Figure III-1 below). Housing may be developed in West Marin at lower densities as appropriate, and may need to utilize wells and septic systems.

⁹ See Exhibit 2 of the Hydrology and Water Quality Background Report, prepared as part of the environmental review documentation for the Marin Countywide Plan, adopted in 2007.

Despite a limited water supply, water districts have historically indicated sufficient projected supply to meet demand, with the exception of Bolinas Public Utility District, where there is a moratorium on new water meters that has been in effect since 1971. The environmental review conducted for the Marin Countywide Plan in 2007 determined that development to the point of buildout¹⁰ would have significant and unavoidable impacts with respect to water supply. However, the County's RHNA allocation of 185 units for this planning cycle and projected development into the future do not approach the 4,476 additional housing units calculated as future buildout for unincorporated Marin. Additionally, while four of Marin's water districts, including those that serve the largest customer bases, face capacity concerns given current supplies, alternative measures are part of the districts' long-term plans. In August 2009, MMWD's Board of Directors adopted a plan for a 5-million-gallon-per-day desalination facility, intending to keep desalination available as one of Marin's potential water supply sources. However, in 2010 that plan was put on hold in favor of implementing conservation measures to meet demand.

In recent years, both MMWD and NMWD undertook substantial water conservation programs resulting in significant reduction in water usage. Other measures utilized by Marin water districts have included reservoir expansion, a recycled water distribution system, and conservation programs. These measures worked well to conserve local water supplies until late 2013, when record low precipitation levels led to severe drought conditions throughout California, forcing the Governor to declare a statewide drought emergency as of January 2014. Due to these recently changed conditions, MMWD's Board is now reconsidering the district's options to supplement the current water supply and reduce drought vulnerability, including desalination, new conservation initiatives, expanding use of recycled water, and emergency interties with other Bay Area water agencies.¹¹ The West Marin water agencies generally have sufficient water on an average annual basis, however due to recent drought conditions the NMWD Board of Directors adopted Emergency Water Conservation Ordinances for its service areas in West Marin and Novato on April 1, 2014.¹² Effective July 1, 2014, the Ordinances will temporarily suspend new water connections to the District's water system and will prohibit any non-essential use of water. However, NMWD allows connections to applicants who are willing to enter into a deferral agreement on landscape installation. NMWD has also implemented a water rate increase averaging 5% for residential customers to encourage conservation. The smaller water agencies serving other parts of West Marin are addressing reduced supply by encouraging their customers to participate in voluntary reduction of water use and other conservation programs. Taken together, these long-term planning efforts and approaches to water delivery and conservation should alleviate concerns about water supply in areas served by public water.

There are no anticipated overdraft issues for areas using groundwater (wells). Development in unserved areas may also be constrained by limited water supply; however, these areas are zoned at low densities and not identified as priority locations for future housing development. Figure III-1 shows the capacity for new development, up to buildouts provided in the Marin Countywide Plan, given current water supplies.

¹⁰ Buildout figures represent development to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations in the 2007 Countywide Plan and projects to the year 2030.

¹¹ Marin Municipal Water District (MMWD), May/June 2014 Newsletter

¹² North Marin Water District Ordinances No. 28 (Novato) and 29 (West Marin):
<http://www.nmwd.com/pdfs/WM%20Emergency%20Ordinance032814.pdf>

Figure III-1: Water Capacity for New Development

Water Service Area	Communities Served	Existing Units	Sites Inventory Units	Development Potential+	Countywide Plan Buildout	Supply Deficits for Inventory	Notes/ Description of Limitation	Inventory Sites
MMWD	All cities and towns along the City-Centered Corridor from the Golden Gate Bridge to the southern border of Novato^	20,422	328	2,859	23,281	No	Current water sources are sufficient for the development of the units proposed in the Sites Inventory. Additionally, the district is pursuing alternative water sources (desalination) and measures such as conservation, and will continue to allow new development.	<ul style="list-style-type: none"> • St. Vincent's/Silveira • Marinwood • Marin City CDC • Oak Manor
NMWD-Novato	Novato	2,854	8	262	3,116	No	On 4/1/2014 NMWD adopted limitation on new water connections; however new connections can still proceed with a deferral agreement on landscape installation, so there is sufficient capacity to accommodate the 8 units in the Sites Inventory.	<ul style="list-style-type: none"> • Indian Valley • Tamarin Lane
NMWD-West Marin	Point Reyes Station, Olema, Bear Valley, Inverness Park, Paradise Ranch Estates	790	2	472	1,262	N/A	Sufficient water capacity at present. Additionally, the district is pursuing alternative water sources and measures such as conservation, and will continue to allow new development. No new development proposed in the Sites Inventory.	<ul style="list-style-type: none"> • Grandi Building
BCPUD	Bolinas	722	0	75	797	N/A	Currently at capacity. Community Plan allows the development of 68 to 75 open parcels. Due to current moratorium, future water demand anticipated to remain at or near current levels.	N/A
SBCWD	Stinson Beach	825	0	60	885	N/A	Sufficient water capacity at present. No new development proposed in the	N/A

							Sites Inventory.	
IPUD	Inverness	623	0		647	N/A	Sufficient water capacity at present. No new development proposed in the Sites Inventory.	N/A
MBCSD	Muir Beach	143	0	10	153	N/A	Sufficient water capacity for existing units and to accommodate remaining number of units before buildout.	N/A
CSWS	Dillon Beach	273	0	3	276	N/A	Sufficient water capacity for existing units and to accommodate remaining number of units before buildout.	N/A
EMWS	Dillon Beach	133	0	40	173	N/A	Sufficient water capacity for existing units and to accommodate remaining number of units before buildout.	N/A
Unservd Areas	Fallon, Inverness Park, Marshall, Nicasio, Tomales, Valley Ford*	356	0	853	1,209	N/A	Water capacity dependent on availability of alternative sources, such as on individual groundwater wells, surface water, or small spring-based systems.	N/A
TOTAL	Unincorporated Marin	27,323	338	4,476	31,799	N/A	N/A	N/A

Source: Marin Countywide Plan FEIR (2007) Exhibits 3.0-14, 5.0-17 and Section 4.9, NMWD website and CDA Staff.

Note: The distribution of existing units served by MMWD, served by water districts in West Marin and located in unserved areas in West Marin was estimated based on knowledge of existing units in West Marin communities and locations of known wells and community water systems in West Marin.

+This column represents the difference between the number of units per maximum Countywide Plan land use (buildout) and the number of existing units.

^These communities included: Lagunitas, Forest Knolls, San Geronimo Village, San Geronimo Valley, Woodacre, unincorporated Fairfax, Sleepy Hollow, Lucas Valley, Marinwood, Kentfield, Greenbrae, Greenbrae Boardwalk, Santa Venetia, Los Ranchitos, San Quentin, Bayside Acres, Country Club, Muir Woods, Homestead, Tamalpais Valley, Almonte, Marin City, Strawberry, Alto, and unincorporated Tiburon.

*These communities were identified as having wells outside of the existing municipal service areas (CWP FEIR, page 4.9 – 50). Currently, 482 private wells are identified in the Marin County Environmental Health Services database as having been drilled outside of the existing municipal and community water service areas. The wells are concentrated in the communities of Nicasio, Tomales and Marshall (CWP EIR 4.9-19).

** This includes sites which would require annexation, projects with pending annexations, and areas on wells.

Sewer

There are nine sanitary treatment plants in the City-Centered Corridor, most of which connect to lines from more than one sanitary district. There are three districts in West Marin, each with sewer lines and a treatment facility. Sanitary sewer districts have adequate capacity to treat wastewater for their service areas. Large areas of the County are served by on-site wastewater (septic) systems. As described in greater detail below, the County Environmental Health Services office regulates septic systems.

Analysis:

As shown in Figure III-2 below, Marin wastewater facilities are able to accommodate additional housing development above and beyond the RHNA allocation for this planning cycle. This excludes the Bolinas Community Public Utility District, which, as previously discussed, is not considered a service area for future housing development. All areas within the Housing Overlay Designation (HOD) and Affordable Housing Combining District (AH) are within a sanitary district or a service district that is responsible for ensuring wastewater effluent is treated.

Figure III-2: Existing Wastewater Treatment Capacity and Projected Wastewater Flows at Buildout

Wastewater Treatment Agency	Community Served	2005 Remaining Capacity (MGD)*	Additional Flow at Buildout	Remaining Capacity	Inventory Sites
Sausalito / Marin City Community Service District	Sausalito, Marin City, Tamalpais Valley, Marin Headlands, Muir Woods and surrounding areas	0.50	0.292	+0.208	• Marin City CDC
Sewage Agency of Southern Marin	Mill Valley, Tamalpais Valley, Almonte, Alto, Homestead Valley and surrounding areas	1.10	0.236	+0.864	N/A
Sanitary District #5	Tiburon, Belvedere and surrounding areas	0.21	0.001	+0.209	N/A
Central Marin Sanitation Agency	San Rafael, Ross Valley, Larkspur, Corte Madera, Kentfield, Greenbrae, Ross, San Anselmo, Fairfax, Sleep Hollow, Murray Park, San Quentin and surrounding areas	2.00	0.377	+1.623	• Oak Manor
Las Gallinas Valley Sanitary District	San Rafael, Marinwood, Terra Linda, Santa Venetia, Smith Ranch Road, Lucas Valley and surrounding areas	0.59	0.205	+0.385	• St. Vincent's/Silveira • Marinwood
Novato Sanitary District	Novato and surrounding areas	1.35	0.002	+1.348	• Indian Valley • Tamarin Lane
Bolinas Community Public Utility District+	Bolinas (downtown)	n/a	0.059	n/a	N/A
N/A: on-site wastewater treatment	Point Reyes Station	n/a	n/a	n/a	• Grandi Building

Source: Marin Countywide Plan FEIR (2007) Exhibit 4.10-7.

*Dry Weather Capacities in million gallons per day (MGD).

+Bolinas Community Public Utility District currently has a moratorium on additional wastewater hookups due to lack of treatment capacity and limitations on water.

Areas not served by sanitary sewers are subject to larger minimum lot requirements and are limited to the lowest end of the density range permitted in the Countywide Plan, which limits the potential for construction of multi-family units in the Inland Rural and Coastal Corridors. Properties near streams, baylands, and in the lowlands of the Inland Rural Corridor are heavily constrained by high groundwater, which can result in limited residential capacity.

Septic

Septic systems are utilized on properties throughout the County (see Countywide Plan Map 2-8 for parcels with buildings and septic systems). Septic use is typical in the rural areas of West Marin and low-density residential areas such as the northern side of the Tiburon Peninsula. The County utilizes a permitting procedure for the design of new septic systems that requires review of engineering plans. There are two types of septic systems – standard and alternative – available to address a range of site-specific factors. Both types of septic systems are subject to the County’s permitting process for wastewater treatment and disposal. Standard septic system design is based on accepted design principles that are assumed to ensure proper functioning of the system for extended periods. Because standard systems are expected to operate properly with property owner maintenance, there is no County inspection process after the initial inspection. Older septic systems within the County are standard septic systems. Alternative septic systems may be necessary when site conditions do not lend themselves to installation of a standard type of system. However, because these are based on newer technologies, ongoing inspections are required to ensure proper operation. County Environmental Health Services strives to respond to requests for septic system permits within 30 days of submission of the septic system design. The permitting process and associated costs, shown in Figure III-3, do not constitute a constraint to development, as the costs are relatively minimal in relation to overall development costs and are necessary to protect the health and safety of the community and environment.

Figure III-3: Permit Application Costs for Septic Systems

Permit Application Costs	Standard Septic System	Alternative Septic System
Site Review (and soil profiles)	\$970	\$970
Percolation Test (pre-soak and test)	\$1,296	\$1,296
Pre-Application Fee	\$854	\$854
New System, Upgrade or Repair	\$2,913/\$1,760	\$4,271/\$8,538/\$3,845
Operating Permit, Residential	\$495	\$495
Construction Inspection – additional inspection	\$467	\$623

Source: Septic System Permits & Fees effective 7/1/2011, Marin County Environmental Health Services

Development setbacks and the preservation of riparian vegetation can minimize the adverse effects of wastewater discharge. The County maintains information on its [website](#) for community members about septic systems, and maintains a database to help improve the management of septic systems throughout the County.

Flood Control and Management

Government Code 65302 requires all cities and counties to assess their flood hazard and to prepare for potential flooding. In particular, it requires all cities and counties:

- to amend the safety and conservation elements of their general plan to include analysis and policies regarding flood hazard and flood management information upon the next revision of the housing element after January 1, 2009, and
- to annually review the land use element for those areas subject to flooding identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) or the State Department of Water Resources (DWR), effective January 1, 2008.

Marin County Code 23.09.010 addresses statutory authorization for the enforcement of Government Code Section 65302 (Ord. 3293§1, 1999). Marin County is in compliance with §65302.d.3, §65302.g.2, §65302.g.3, and §65302.g.4 of the California Government Code, and no revisions were found to be necessary for the safety element of the Countywide Plan with respect to flood hazards, as outlined in Appendix J.

Governmental Constraints

Regulatory standards provide consistency and foster a high quality and cohesive built environment. Standards may also present conflicts in land use objectives and pose constraints to the production of affordable housing.

This chapter analyzes land use regulations, procedures, and fees to identify possible solutions to policy conflicts. Government Code Section 65583(a)(5) requires in particular that local agencies analyze governmental constraints that hinder the agency from meeting its Regional Housing Needs Allocation.

Land Use and Permit Controls

While the unincorporated County comprises a large land area, most of the land is not zoned for residential development, as it is publicly owned as parkland, watershed, or open space. Agricultural conservation easements and related zoning also limit the ability to develop vacant lands. Most land suitable for residential development has been built upon. Remaining vacant lands zoned for residential uses tend to have significant environmental constraints, which either substantially increase construction costs or preclude development altogether, including sites with steep slopes or wetland habitats. As a strategy for dealing with these constraints, the County has adopted programs in its Countywide Plan that promote opportunities for reuse of underutilized commercial centers, support mixed-use development, and encourage more dense development along transit routes. Marin County also encourages residential development in more urbanized areas or within villages in the Inland Rural and Coastal Corridors. While there is no growth boundary in effect at a countywide level, there are village limit boundaries (VLBs) in effect in the nine Coastal Zone communities of Muir Beach, Stinson Beach, Bolinas, Olema, Point Reyes Station, Inverness Ridge, Marshall, Tomales, and Dillon Beach. The VLBs were established to preserve agricultural lands for agricultural use while at the same time allowing for reasonable growth within village areas in accordance with the Coastal Act.

There are two fundamental types of zoning districts in unincorporated Marin: conventional and planned. Conventional zoning districts have specific numerical subdivision and development standards, including minimum lot area, minimum setbacks, height limits, and floor area ratio

limits. Provided a development project conforms to those standards, no discretionary development applications are required. Contrary to the land use control approach used in conventional zoning districts, planned districts have few specific numerical standards. Instead, they encourage development to be clustered in the areas most suitable for development on a given site to conserve a larger portion of that site in its natural state. No minimum lot areas are established for subdivisions in planned districts, but the number of lots allowed on a property is governed by a density standard specific to that district. As a result, subdivision applications in planned districts are likely to have smaller lot sizes with a larger percentage of the original lot left as open space in comparison to subdivisions in conventional districts where lot sizes are governed by the minimum lot areas applicable to that particular district. The distinction between conventional and planned zoning districts is most important in governing the subdivision and development of properties.

Activities and functions on a property are governed by various classifications of use, which are regulated through zoning controls. Each zoning district contains a list of uses that are “principally permitted” or “conditionally permitted,” and all uses not listed are prohibited in that zoning district. Discretionary planning approval is not necessary to establish a principally permitted use, but a conditional use permit is required to establish any conditionally permitted use on a property. Planning permits are discussed in more detail in the Processing and Permit Procedures section.

There are three primary types of uses allowed on private properties in unincorporated Marin: (1) agricultural; (2) commercial; and (3) residential. Zoning regulations for each of these groups are outlined in Chapter 22 of the Marin County Code, which describes uses, design standards, and requirements. The County’s zoning regulations are similar to those of the other jurisdictions in Marin, especially with respect to more urbanized areas. Zoning is consistent with Countywide Plan land use designations as adopted on November 7, 2007.

Figures 1, 2, and 3 in Appendix I summarize residential development standards. The figures indicate (where applicable) minimum lot size, minimum setbacks, height, and floor area ratios (FAR). Figures 4, 5, and 6 in Appendix I identify permitted or conditionally permitted residential uses by zoning district.

Affordable Housing is a principally permitted use (P) in all districts that allow residential uses, except the Agriculture and Conservation district. Additionally, the density for affordable housing is the maximum density allowed by the Countywide Plan land use designation, rather than the zoning district’s density standard.

Residential Districts - Conventional Zoning

Within conventionally zoned districts, including R1, R2, RA, RE, and RF, single-family homes are permitted by right when conforming to the zoning district standards. Conventional single-family residential zoning districts also allow the following as permitted residential uses: second units, room rentals, group homes of six or fewer residents, residential accessory structures, and residential care facilities. Other permitted uses include home occupations, schools, child care centers, and churches. Buildings cannot exceed 35 feet in height and must not exceed a floor area ratio (FAR) of 30%. Minimum lot sizes in residential districts vary from 6,000 square feet to 10 acres.

The zoning requirements of two-family (R2) conventional zoning districts are similar to those of single-family districts. A lot in an R2 district may be as small as 4,000 square feet. R2 districts

allow all the same uses as R1 districts, as well as the construction of two-family units by right, which is not allowed in R1 districts.

Residential Districts - Planned Zoning

Planned districts allow more flexible site designs than do conventional districts, but development applications in these districts are usually discretionary. Flexibility is permitted to enable house design and siting that respect the natural features of the site. Planned districts do not have specific setback requirements or minimum lot areas in order to encourage clustering. Ultimate development potential is based on the maximum density allowable by the zoning district and Countywide Plan.

In contrast to conventional zoning districts, the County's planned districts do not have quantified building standards, with the exception of a 30 or 35 foot height limit for primary structures and ridgeline setbacks. The effect of this height limit on multi-family housing is analyzed in Table III-4. The development standards for planned districts are contained in Development Code section 22.16 Planned District Development Standards, which pertain to such issues as building placement, architectural design, building height and massing, grading and vegetation removal, protection of streams and wetlands. Potential permitting constraints posed by planned districts are addressed below under the heading Processing and Permit Procedures.

There are two planned residential districts: Residential Single-family Planned (RSP) and Residential Multiple Planned (RMP). The Agricultural Residential Planned (ARP) zoning district is formally listed as an agricultural zoning district, but essentially acts as a mixed agricultural/residential use district, where both agricultural and residential uses are principally permitted on lots less than five acres in area. A description of land use controls in relation to development standards is provided in Figure 2 of Appendix I: Development Standards, Planned Districts. The principally permitted uses in conventional and planned residential districts are the same. RSP districts allow the same uses as R1 districts, RMP districts allow multi-family development, and ARP districts allow uses consistent with other agricultural districts, including the construction of agricultural worker housing. The maximum number of units allowed on each lot varies from 0.01 per acre up to 45 per acre, depending on the special characteristics of an area. For example, on steep slopes, only one unit may be allowed for every four acres of land; hence, the area may be zoned RSP-0.25 or RMP-0.25. The Community Development Element of the general plan establishes an upper limit to residential density. Affordable housing may exceed the zoned density in favor of the maximum density established by the general plan.¹³

Multi-family Development

Multi-family housing, including duplexes, triplexes, fourplexes, and apartments, is permitted in the Residential, Multiple Planned District (RMP), and the Residential/Commercial Multiple Planned District (RMPC). Duplexes are a permitted use in the Residential, Two-Family District (R2), and require discretionary review. Multi-family housing is also permitted in commercial districts including Retail Business (C1), Administrative and Professional District (AP), Limited Roadside Business District (H1), Planned Commercial District (CP), Planned Office (OP), and Village Commercial/Residential District (VCR). All single-phase multi-family developments are eligible for a master plan waiver; multi-phase projects require a master plan.

The majority of multi-family housing developed recently in Marin has been affordable housing, likely due to limited multi-family zoning, high demand for single family dwellings, and incentives

¹³ Development Code 22.24.020.A – Density for Affordable Housing Projects. For affordable housing located in all districts that allow residential uses, allowable density will be established by the maximum Marin Countywide Plan density range, subject to all applicable Countywide Plan policies.

offered for affordable housing. Multi-family housing development often faces regulatory challenges. Consequent delays can affect the financial feasibility of these projects. In an effort to increase certainty for multi-family development, the Development Code includes an exemption for affordable housing from the master plan and precise development plan processes.

Further acknowledging the constraint posed by design review and the lack of specificity in the Development Code around the design of multi-family developments, the Board of Supervisors pursued and received a technical assistance award to develop Multi-family Residential Design Guidelines that were adopted in 2013. (Marin County's Single-Family Residential Design Guidelines have had a demonstrable impact in the design review process. They assist applicants in planning site and architectural design, increase design certainty, and help minimize design revisions.) The guidelines for multi-family housing projects will help guide the preparation of development plans, expedite the process for developers and planners, and assure local residents that projects under review must meet appropriate predetermined design features.

Additional measures will be considered to establish specific development criteria in planned zoning districts to allow for residential development to be permitted ministerially. To allow flexibility to established height limits, this element includes a program to amend the Development Code to increase the allowable height for multi-family residential development (*1.j Adjust Height Limits for Multi-family Residential Buildings*).

Non-residential Districts – Commercial

Housing is encouraged in commercial districts. The Community Development Agency has completed amendments to the Development Code that introduce residential uses in certain commercial districts and implement mixed-use housing policies contained in the Countywide Plan (CD-8.7). Section 22.32.150 of the Development Code contains mixed use standards for the Commercial Planned (CP), Retail Business (C1), Administrative Professional (AP), and Limited Roadside Business (H1) commercial districts. For lots larger than 2 acres, at least 50% of the new floor area must be developed with new housing. For lots less than 2 acres in size, at least 25% of the new floor area must be developed with housing. Residential density in those districts is a maximum of 30 units per acre. Unit sizes are restricted to a minimum of 220 square feet and a maximum of 1,000 square feet per unit to encourage more affordable housing types. Housing should be accessory to the primary commercial use, except affordable housing. The promotion of residential uses in commercial districts significantly increases the capacity for medium density development and supports the development of walkable communities.

The following analysis assesses the combined effects of the County's development standards, applicable depending on zoning district, to identify possible conflicts and their effects on the cost and supply of housing. The development standards are found in Article II of Title 22, the County's Development Code.

Figure III-4: Residential Development Standards

Standard	Impact
<p>Height Limits. Conventional Zoning Districts: 25 feet in the Coastal Zone and 35 feet in the interior. Single family residences may reach a height of 45 feet when they meet minimum 15-foot side yard setbacks.</p> <p>Planned Zoning Districts: 25 feet in the Coastal Zone and 30 feet in the interior, except on protected ridgelines, where they are 18 feet.</p>	<p>Height limits in conventional districts may be exceeded through variance approval (22.20.060.F.1) and height standards are flexible. The fact that multi-family residences cannot reach 45 feet when they meet certain side yard setbacks constrains their design. Subsequent code amendments may allow multi-family development to reach similar height limits as single family residences that meet 15-foot side yard setbacks. (See program 1.j <i>Adjust Height limits for Multi-family Residential Buildings</i>). The County's Multi-Family Residential Design Guidelines adopted in 2013 provide further guidance for height and design of multi-family development.</p>
<p>Parking Requirements. Conventional Zoning Districts and Planned Zoning Districts: 1.2 spaces per studio unit; 1.5 spaces per one bedroom unit; 2.0 spaces per two bedroom unit, 2.5 spaces per unit over two bedrooms.</p>	<p>These parking requirements are not significantly different from other Marin jurisdictions. Additionally, parking requirements are reduced if a development is eligible for a density bonus. A broader analysis of parking standards is provided later in this chapter.</p>
<p>Minimum Lot Area. Conventional Zoning Districts: 7,500 sq ft for RA, RR, RE, R1, R2; n/a for RSP, RMP; not applicable to floating homes or mobile home parks. Combining B districts modify minimum lot area and development standards.</p> <p>Planned Zoning Districts: Not applicable, but density standards are established in the zoning district.</p>	<p>The discretionary nature of subdivisions increases the uncertainty for developers seeking approval, and therefore raises the costs of investment.</p>
<p>Setbacks. Conventional Zoning Districts: 25 feet front, 6 feet on sides, 10 feet on street sides, 20% of lot depth to 25-foot maximum for RA, RR, RE, R1, R2 districts; not applicable for RSP, RMP; not applicable to floating homes or mobile home parks. Combining B districts modify minimum setback standards.</p> <p>Planned Zoning Districts: Not applicable, but tentative maps or master plans may establish building envelopes. Appropriate setbacks are normally established through design review.</p>	<p>The inflexibility of setback standards in conventional zoning districts may result in increased construction costs on steep sites.</p> <p>In planned zoning districts, the discretionary nature of design review increases the uncertainty for developers seeking approval, and therefore raises investment costs. Establishing criteria for ministerial review of development projects in planned districts would reduce the uncertainty and resulting costs developers face. (See program 1.i <i>Simplify Review of Residential Development Projects in Planned Districts</i>).</p>
<p>Density. Zoning districts determine density, which can range from 1 unit/60 acres in the Agricultural, Residential Planned (ARP) zoning district to 45 units per acre in the Residential, Multiple Planned (RMP) district. In addition, the County Plan's community design principles encourage "like facing like," whereby different uses abut at the back of the property, not the front. This principle could affect the placement of affordable housing next to other types of development, particularly less dense uses. Parcels to the front or side of low density residential properties may be zoned at or near the density of the low density residential property.</p>	<p>The lower density permitted in many zoning districts may pose a constraint to multi-family housing. Programs in this element are intended to address this (See programs 1.i <i>Simplify Review of Residential Development Projects in Planned Districts</i>, and 1.j <i>Adjust Height Limits for Multi-family Residential Buildings</i>). In 2013, the Affordable Housing Combined Zoning District (AH) was created and applied to three sites in the unincorporated County to permit affordable housing at increased densities.</p>

Analysis:

Conventional districts and planned districts both have strengths and weaknesses with respect to development costs and impediments. In many instances, the hilly terrain found throughout much of Marin increases construction costs unless there is some flexibility in the development standards applicable to a project. However, anecdotal evidence suggests that the more serious impediment to housing development is the uncertainty involved with discretionary planning

permits. Permit processing is discussed in greater detail under the Processing and Permit Procedures section.

To ensure that the County's development standards do not have prohibitive effects on the development potential or cost of affordable multi-family development, a number of programs in this housing element remove possible barriers:

- *1.a Establish Minimum Densities on Housing Element Sites* would prohibit approval of development on sites identified in the Housing Element with fewer units than shown in the Sites Inventory and Analysis.
- *1.j Adjust Height Limits for Multi-family Residential Buildings* would allow increased height limits for multi-family development.

Additionally, affordable multi-family development will most likely qualify for density bonus concessions to development standards, as outlined in Section 22.24.030 of the Development Code.

Non-residential Districts: Agricultural

The development of agricultural worker housing is a priority in the unincorporated County, as reflected by the recent amendment to the County's Local Coastal Program (LCP), which added agricultural worker housing as a principally permitted use in coastal agricultural zones.¹⁴ Agricultural worker housing was already a permitted use in the inland agricultural/open space zones of A2, A3 to A60, ARP, and OA.¹⁵

Figure 6 in Appendix I details the permit requirements for various residential uses within the zoning districts that allow agricultural worker housing to be considered as a principally-permitted land use.

The zoning districts that allow agricultural worker housing as a principally-permitted agricultural use render the Marin County Development Code consistent with Health and Safety Code Section 17021.6 All agricultural zoning districts allow agricultural worker housing as a principally permitted use in order to encourage and facilitate the development of agricultural worker housing.

The agricultural zoning districts consist primarily of agricultural areas characterized by low density housing. The County's Development Code reflects efforts to focus agriculture uses in agricultural zoning districts through two primary means: lot size and density provisions related to agricultural worker housing. The minimum lot size ranges from two to sixty acres, except in the Suburban Agricultural and Limited Agriculture Districts that allow 7,500 square-foot lots. Such large lot size requirements constrain the development of housing in areas where the County is committed to maintaining the viability of agriculture. The County's Development Code is also consistent with provisions of Health and Safety Code 17021.5.

Recognizing agriculture's role as a primary industry and substantial contributor to Marin County's economic vitality, the Housing Element includes programs to increase or upgrade the quality of existing agricultural worker housing, and to clarify Development Code provisions related to the density calculations for agricultural worker housing (*2.j Promote the Development of Agricultural Units in Agricultural Zones*).

¹⁴ Marin County Local Coastal Program, Land Use Plan Amendment, Certified by Coastal Commission 5/14/14

¹⁵ Marin County Development Code Section 22.32.023

Zoning Standards for Special Housing Types

In accordance with State law (Chapter 633 of Statutes 2007, SB 2), transitional and supportive housing are considered residential uses of property and are subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

Open Space, Lot Coverage, and Unit Size Requirements

There are no minimum open space or maximum lot coverage standards for development projects in Marin. However, in conformance with the Quimby Act, a parkland dedication of three acres for every 1,000 people in a project area is required for subdivisions. Where there is no park or recreation facility designated, a fee in lieu of dedication shall be required. The fee is based on the fair market value of land that would otherwise be required.

The County has no unit size requirements except for limitations on the size of residences in commercial zones, with the exception of the C-APZ district, and on second units to encourage more affordable housing types. Please see discussion in the relevant section.

Building Code and Enforcement

Marin County adopts the California Building Standards Code (Title 24, CCR) that establishes minimum standards for building construction. The County has amended two specific provisions contained in the State codes which can impose additional costs on residential development: 1) Fire sprinklers are required in any residential addition or substantial remodel that exceeds 50% of the area of the original structure, and 2) Class 'A' roofing is required because of potential fire hazard. The standards may add material and labor costs but are felt to be necessary minimum standards for the health and safety of firefighters, those occupying the structures and the general public.

The County also enforces local provisions related to energy conservation and green building. While these requirements have been strengthened over time resulting in increased construction costs, greater energy efficiency results in lower operating costs for the resident and lower greenhouse gas production resulting from the construction process. For additional information on the County's energy efficiency efforts, refer to Section IV: Sites Inventory and Analysis.

The County's code enforcement program is complaint-driven. The County has four staff dedicated to building and zoning code enforcement while additional staff is dedicated to septic system monitoring and enforcement. Most complaints are resolved voluntarily through corrective action by the property owner, although some require additional actions through hearings and assessment of fines. In instances where work is done without building permits, additional fees and penalties are assessed and the work must meet minimum code standards.

Code enforcement staff have been trained on available resources and make referrals when appropriate. For example, they make referrals to Marin Housing Authority for the rehabilitation loan program, to the Marin Center for Independent Living for accessibility rehabilitation needs, and to the Department of Health and Human Services for support services. The County has adopted policy consistent with Health and Safety Code Section 17980(b)(2), and code enforcement staff use these guidelines in their enforcement activities.

Parking Standards

Marin County's parking standards are based on the anticipated use of a structure. Figures III-5 and III-6 below outline current parking requirements. Projects that apply for a density bonus are eligible to apply reduced parking standards, consistent with Government Code Section 65915.

Parking requirements can increase the costs and difficulty of developing affordable housing projects. Flexibility in applying these requirements could make development easier and reduce costs. Currently, a 50% reduction in parking is allowed for senior housing. The County will evaluate further options for reduced parking requirements, especially for infill sites close to transit, second units, and affordable housing projects where research confirms a lower per-capita rate of vehicle ownership (*1.f Review and Update Parking Standards*). These concepts will be evaluated in the context of whether implementing alternative standards can make a project feasible or reduce costs without burdening the immediate neighborhood, and make the best use of limited land resources.

Figure III-5: Summary of Parking Requirements for Multi-Family Development

Size of Dwelling Unit	Minimum Parking Spaces Required per Section 24.04.340	Reduced Parking Requirements with Density Bonus per Section 22.24.030
Studio units	1.2 spaces per unit	1 space per unit
One bedroom units	1.5 spaces per unit	1 space per unit
Two bedroom units	2.0 spaces per unit	2 spaces per unit
Three bedroom units	2.5 spaces per unit	2 spaces per unit
Four bedroom units	2.5 spaces per unit	2.5 spaces per unit

Source: Marin County Code, Sections 24.04.340 and 22.42.030

In preparation for this housing element, staff conducted a cross jurisdictional survey of parking standards (Figure III-6), which shows that Marin County's requirements are among the lowest for single-family homes and duplexes but are slightly higher than surrounding municipalities for apartments. This Element contains a program to consider further parking reductions (*1.f Review and Update Parking Standards*).

Figure III-6: Parking Comparison – Marin Jurisdictions

City/ County	Single Family Home		Duplex (2 units 3BR each)		Single family home with second unit		Studio Apartment		One Bedroom Apt		Two Bedroom Apt		Three Bedroom Apt		Four Bedroom Apt	
	Covered	Total	Covered	Total	Covered	Total	Covered	Total	Covered	Total	Covered	Total	Covered	Total	Covered	Total
Belvedere	0	2	0	4	0	3.25	0	1.25	0	1.25	0	1.25	0	2	0	2
Corte Madera	1	2	2	4	1	3	1	1.5	1	1.5	1	2	1	2	1	2
Fairfax	1	3	2	5	2	4	1	1	1	2	1	2	1	2	1	2
Larkspur	0	2	0	4	0	3	0	1	0	1	0	2	0	2.5	0	2.5
Mill Valley	0	2	0	4	0	3	0	2	0	2	0	2	0	2	0	2
Novato	1	2	2	4	1	3.5	0	1.2	0	1.5	0	2	0	2.2	n/a	n/a
Ross	1	2	n/a	n/a	1	3	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
San Anselmo	0	2	0	4	0	3	0	1	0	1	0	1.5	0	2	0	2
San Rafael	2	2	2	3	2	3	1	1	1	1.5	1	2	1	2	1	2
Tiburon	0	2	0	3	0	3	0	2	0	2	0	2	0	2	0	2
County of Marin	0	2	0	4	0	4	0	1.2	0	1.5	0	2	0	2.5	0	2.5

Source: 2014 Survey of local jurisdiction parking requirements; Marin County Code Section 22.04.340

On/Off Site Improvement Standards and Exactions

Marin County Code provides minimum design guidelines to achieve health and safety requirements. Administered by the Department of Public Works and the Community Development Agency, standards for on- and off-site improvements are detailed in Appendix H. The summary includes requirements related to street improvements, driveways, landscaping, easements, drainage, parkland dedication and fees, sewage disposal, and water supply.

Analysis:

Overall, the purpose of on- and off-site requirements is to ensure the health and safety of residents. While required on- and off-site improvements may add to the cost of housing on affected properties, it is not evidenced that these requirements and associated costs represent a higher standard than other jurisdictions in the County and beyond. For example, the required width of public utility easements is no less than 10 feet for the unincorporated County, San Rafael, and Novato. Parkland dedications and fees are calculated in an identical fashion to San Rafael and Novato. Additionally, street and driveway widths and grades in the County's Development Code are on par with the requirements set forth in Novato's and San Rafael's Codes. On- and off-site improvement requirements do not constitute extraneous requirements, with the exception perhaps of landscaping and parkland dedication requirements. However, the requirements are not onerous, and the additional cost associated with these requirements may enhance property value and minimize the constraint presented by community opposition to new development. Parkland dedication fees are waived for affordable housing developments.

Therefore, the County's improvement requirements do not pose constraints to the development of housing.

Cumulative Impacts of Development Standards on the Cost and Supply of Housing

The County's development standards ensure procedural consistency, promote a cohesive built environment, and protect the long-term health, safety, and welfare of the community. However, particular requirements may appear reasonable on their own, but may limit development opportunities when combined with other requirements. Sometimes, the combined effect of different development controls can limit the feasibility of certain types of development.

Second Units

A larger discussion of second units is presented in Section IV: Sites Inventory and Analysis, including data on units permitted, the 2007-2008 Amnesty Program, and the affordability survey. Consistent with Government Code Section 65852.2, second units are allowed in all residential zoning districts as a permitted use. New second units are limited to 750 square feet in size, although a program in this housing element will study opportunities for permitting larger second units. The 2014 second unit survey found that smaller units in Marin County are not necessarily more affordable. Therefore, the County will further analyze second unit size and consider an increase in allowable size to accommodate families (*Program 1.e*).

Owner occupancy of the primary or secondary unit is required except in the communities of Bolinas and Inverness, and may be waived in the Tamalpais area. Owner occupancy is a potential constraint to ongoing availability of second units, and a revision to this provision is being considered as part of Program 1.e.

Parking standards for second units require one space for a studio or one bedroom, and two spaces for units with two or more bedrooms. All parking spaces should be off-street and independently accessible. Particularly in the urban areas of the County, adding on-site parking to an existing residential lot can be onerous. In order to encourage the development of second units, the County addresses these constraints through a subprogram to allow flexibility in second unit parking requirements (*1.e Undertake Adjustments to Second Unit Development Standards, subprogram 1.e(c) Develop standards to allow flexibility of second unit parking requirements, etc.*).

Countywide Plan Program Constraints

The 2007 Countywide Plan contains a range of policies that address the competing land use pressures in Marin. Sea level rise, many areas of environmental sensitivity, limited water and sanitary resources, and high levels of traffic congestion precipitated policies that restrict residential development to the lowest end of the density range in many areas of the County. Most of these policies, however, exempt affordable housing from density limitations, acknowledging the critical need for low income housing in the community. Examples of such policies are below.

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 properties 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.

CD-8.7(5) Establish Commercial/Mixed-Use Land use Categories and Intensities.

For projects consisting of low income and very low income affordable units, the FAR may be exceeded to accommodate additional units for those affordable categories. For projects consisting of moderate income housing, the FAR may only be exceeded in areas with acceptable traffic levels of service — but not to an amount sufficient to cause an LOS standard to be exceeded.

Considering these limitations and feedback from the development community, County policy exempts affordable housing from underlying zoning in favor of the high end of the General Plan density range.¹⁶ Another program will study the implications and opportunities of a ministerial review process for affordable housing, which would seek to limit lengthy and expensive delays and hurdles in the pre-development process while ensuring that environmental protection measures consistent with the Countywide Plan are incorporated (*1.d Study Ministerial Review for Affordable Housing*).

Housing Overlay Designation

The 2007 Countywide Plan update established a Housing Overlay Designation (HOD) as one mechanism to provide a range of housing types, sizes, and prices to accommodate special needs populations and workers employed in Marin County. The purpose of the HOD is to encourage affordable housing on sites close to transit and services. Underlying land uses may include Multi-family (MF), General Commercial (GC), Neighborhood Commercial (NC), Office Commercial (OC), Recreational Commercial (RC), and Public Facilities (PF). The HOD policy identifies 11 specific sites that must be developed per HOD specifications should any development occur on the site. Additional projected HOD development may be distributed to other qualifying sites throughout urban areas within the City Centered Corridor, to a maximum of 658 residential units. A minimum of 30 units per acre is required, except sites designated Neighborhood Commercial. The policy requires that approximately 50% of residential development should be affordable to low or very-low income households. The County intends to partner with applicants to support the high level of affordability. Projects qualifying for the designation are entitled to development standards adjustments such as parking, floor area ratio, height, and fee reductions

One site under the HOD policy has undergone a community planning process. A conceptual plan that included a mix of shops and residential uses was accepted by the Marin County Board of Supervisors in November 2006. Retail uses were revived at the site in 2011, and a planning application for 82 units of housing, including affordable and market rate units was deemed complete as of 9/26/13 and is currently undergoing environmental review. Two other sites, California Park and Oak Manor, have the potential to develop in this planning period. Several HOD sites, including Marin City Shopping Center, Strawberry Shopping Center, Fireside Motel and Gallinas School, were recently redeveloped prior to the HOD policy and are unlikely to produce housing in this Housing Element cycle. The HOD has the potential to produce additional housing on un-named, voluntary sites that qualify for the designation. A program in this housing element considers whether revisions to the HOD policy may be made to improve the effectiveness of the program (*1.c Evaluate the Housing Overlay Designation*).

¹⁶ Marin County Development Code, Chapter 22.24.020.A Density for Affordable Housing Projects.

Processing and Permit Procedures

Marin County's planning permit review process includes three types of actions.

1. Ministerial actions: ministerial planning permits and building permits
2. Discretionary actions: use permits, development permits, and mapping applications
3. Legislative actions: land use plan amendments, rezoning, and master plans

Ministerial Actions

Ministerial actions are taken by planning and building and safety division staff for projects that involve the imposition of predetermined and objective criteria. Ministerial actions taken by planning staff include approvals of second units, daycare facilities, and homeless shelters. Building and safety division staff issue building permits. Ministerial actions are by far the most common type of decision issued by the County and are a routine part of development throughout the State. Ministerial actions are the most cost effective means for regulating land use and development at the County's disposal and provide developers with high levels of certainty because the standards applied are clear and objective. Ministerial permits are not subject to CEQA or to appeal.

Discretionary Actions

Discretionary actions are decisions on planning permits that involve subjective reasoning and may be taken by planning staff, the Planning Commission, or the Board of Supervisors. Discretionary planning permits are far more common than legislative actions, and are required for projects that vary considerably in their size and complexity. Permit processing requires an evaluation of an application based on substantial evidence in the record and approvals can only be issued for projects that meet predetermined findings related to the County's policies, regulations, and guidelines. For certain types of applications, including use permits and tentative maps, public hearings are required by State law. Provided an application is categorically exempt from CEQA, a decision will be issued within three months of the date that a complete application is submitted. If environmental review is required for the project, a negative declaration will normally take an additional six months and an environmental impact report (EIR) will normally take an additional year. Discretionary planning permits may be subject to CEQA and are subject to appeal to the Planning Commission and subsequently to the Board of Supervisors.

Anecdotal evidence suggests that discretionary planning permits are a significant regulatory impediment to housing development. Higher costs and delays are common because discretionary actions are subject to CEQA and are appealable. Furthermore, risk deters financing opportunities, and community opposition to affordable housing projects may result in their eventual denial. While the policies and standards implemented through the discretionary permit process are not an outright constraint on the construction of new housing, the additional public review, as part of the process, can increase time and costs to secure project approval. The single-family residential design guidelines have been instrumental in curtailing the impacts of design review on project cost and timeline. A program in the previous Housing Element implemented the development of multi-family residential design guidelines, which are intended to increase development certainty and create a higher level of transparency in the project review process. The most common types of discretionary planning permits are described below.

Use Permits

The use permit is an effective tool that enables regulatory flexibility and the mix of residential and commercial development that make up balanced neighborhoods. The review procedures for use permits require circulation of a public notice and a public hearing before the Deputy Zoning

Administrator. Public review is not an additional constraint because a public hearing for design review is also generally required in planned districts. Findings for a use permit require that the use is conditionally permitted within the zoning district, and that the project would not result in detriments to the local community.

Design Reviews and Precise Development Plans

New residential developments in planned districts, homes in conventional districts that exceed 4,000 square feet of floor area or 30 feet in height, and commercial development projects are generally subject to design review. Precise development plans are design reviews for multiple properties and are sometimes related to a master plan approved for a particular property. Design reviews and precise development plans set forth in detail the design and placement of development on a site. Design reviews are the most common type of discretionary planning permit and an important tool used to implement the policies contained in the Countywide Plan and local community plans, the planned district development standards in the Development Code, single-family and multi-family residential design guidelines, and any standards required by an applicable master plan for the property. Fees for design review are outlined in Figure III-10 as part of the Fees and Exactions section. Smaller, less expensive projects benefit from a smaller fee, and affordable housing projects may have the design review fee waived.

Variances

Variances are required for projects in conventional zoning districts that do not meet the development standards. The findings for variance approval, which are mandated by State law, require that the property be constrained by special physical circumstances that are unique to that particular property. Site constraints such as steep slopes and substandard lot sizes are an impediment to developing housing, but variances provide some regulatory relief and in some limited cases and can allow a project that would otherwise not be able to go forward.

Subdivisions

Subdivision of property requires submittal and approval of a tentative map or a vesting tentative map, which serve primarily to locate existing and proposed boundaries of all lots, building envelopes, and associated roads and utilities. If a developer seeks approval of a vesting tentative map in a planned zoning district, design reviews for the future development on the new lots are typically required. Public hearings before the Deputy Zoning Administrator are required for subdivisions. Subdivisions typically require a negative declaration, but larger subdivisions may require an EIR.

Coastal Permits

Most development, subdivisions, and intensification of use within the Coastal Zone is subject to a Coastal Development Permit, which is a discretionary permit that is subject to standards certified by the California Coastal Commission in Marin County's Local Coastal Program (LCP). Coastal permits are unusual in that they regulate both development and use, even when a particular use is principally permitted within a given zoning district. For this reason, very few projects are exempt from discretionary review in the Coastal Zone. Risks, costs and delays associated with the coastal permit process are further increased because most coastal permit approvals are appealable to the California Coastal Commission, except for principally permitted uses outside of a geographic appeal jurisdiction. Affordable housing projects are not exempt from coastal permit requirements; however, proposed LCP amendments would establish affordable housing as a principally permitted use in coastal residential and commercial/mixed-use districts. This means a coastal permit approval for an affordable housing project in one of these districts would only be appealed if proposed within the Coastal Commission's geographic appeal area. The amendments to the LCP are expected to be certified by the Coastal Commission in December 2014. Consistency between the Housing Element and the LCP are

required by law. Programs in this Housing Element that relate to the Coastal Zone have been developed collaboratively with staff working on the LCP Amendment.

Legislative Actions

Legislative actions must be taken by the Board of Supervisors, and are the most unusual type of planning related action. Legislative actions are usually reserved for major projects or initiated in an effort to achieve long-term planning goals, and the process for their approval is commensurately complex and time consuming. Legislative actions are subject to the California Environmental Quality Act (CEQA) but are not subject to appeal.

Plan and Code Amendments

Amendments to the Countywide Plan or Community Plans are most commonly initiated by the County Planning Division in conformance with State guidelines regarding general plan amendments. Text amendments to the Development Code are also normally initiated by the Planning Division in order to address changing circumstances and public attitudes. Property rezoning applications are usually initiated by private developers in an effort to modify the restrictions pertaining to their property.

Master Plans

A master plan sets standards for future use of a particular property and establishes site specific zoning standards for future development. Master plans are required for projects in a planned zoning district that involve more than 15,000 square feet of commercial floor area or more than five housing units to be built over multiple phases in subsequent years. Master plans generally provide conceptual development envelopes, potential uses, and other information at a less detailed level than would otherwise be required for use permits or development permits. See the discussion of multi-family housing and master plan requirements above for further details.

In 2012, the County amended the Development Code to exempt affordable housing projects from master plan and precise development plan requirements, except where an applicable Community Plan or Community based visioning plan approved by the Board of Supervisors contains policies that directly require master plans for development on specific properties.¹⁷ This allowance is intended to shorten the costly pre-development process undertaken by affordable housing developers in order to secure approvals. Such projects will, however, still be subject to design review and applicable requirements of State law.

Multi-phased development on large parcels in planned districts often begins with the submittal and approval of a master plan. A master plan consists of written and graphic material setting forth a general development scheme. The master plan allows flexibility in determining building placement, height, bulk, and mass that will be most suitable for the site.

Master plan applications are reviewed by the Planning Commission, and then recommended to the Board of Supervisors for adoption. Generally, final action is taken by the Board of Supervisors within 60 days from the date that environmental review is completed. The necessary findings required by review of master plans ensure consistency between the project and the goals and policies of the Countywide Plan and community plans. These include:

- Consistency with the Countywide Plan and any applicable community plan.
- No detriment to the public interest, health, safety, convenience or welfare of the County.
- Environmental and physical suitability of the development.

¹⁷ Marin County Development Code Section 22.44.035

The County’s standard submittal requirements for master plans include an affordable housing plan, which must indicate the “Construction schedule and phasing of inclusionary units in relation to market rate units.” The findings require by Development Code Section 22.22.110 to approve an affordable housing plan indicate that the plan must “Specify the construction of affordable housing units and/or timing of payment of fees. All affordable housing units and other phases of a development shall be constructed prior to, or concurrent with, the construction of the primary project, unless the review authority approves a different schedule.”

Timing for Permit Processing

Time requirements for review of the merits of a project are contingent on project complexity and environmental impacts. If a house design meets County standards and Uniform Building Code requirements in a conventionally zoned agricultural or urban zoning district, a building permit can be granted without further review. Processing times are usually between 5 to 10 weeks after the completed application has been submitted. Figure III-7 displays application processing times which account for staff’s review time, exclusive of applicant response time to incompleteness notices. Many of these processes overlap or occur concurrently. Total processing times for a general plan amendment, assuming an EIR is needed, is approximately 58 weeks. If an EIR is not required, the timing would be significantly reduced. Other discretionary permits have immediate processing times of 7 to 12 weeks. An initial study, depending on the complexity, could add up to 21 weeks.

Figure III-7: Median Processing Times by Planning Permit Type

Type of Approval or Permit	Average Processing Times Unincorporated County (weeks)	Median Processing Times Countywide Average (weeks)*
Ministerial Review	5	3-5
Conditional Use Permit	7	7-12
Zone Change	58	20-24
General Plan Amendment	58	20-24
Site Plan Review	N/A	2-3
Discretionary Review	6	8-12
Tentative Maps	11	12-18
Subdivisions	12	12-36
Initial Environmental Study (additional time)	21	12-38
Environmental Impact Report	104	48
Variance	5	7-12

Source: Marin County Community Development Agency, July 2014; 2009 Marin Housing Workbook

*The low end of the range represents the processing times for straight forward applications; the high end of the range represents processing times for more complex applications.

Efficiency of discretionary permit approvals has increased in the last several years. In Fiscal Year 2012/2013, the Planning Division issued decisions for 79% of the discretionary permits that do not require environmental review within the designated 48-day timeframe. The average number of days to issue a decision (as measured from the date the application was determined to be complete) was 34 days for decisions that were issued during 2012/2013. Below is a comparison of Planning Division performance during the same period in prior fiscal years.

Figure III-8: Discretionary Permit Performance Comparisons for Expedited Timeframes

	Fiscal Year 2008-2009	FY 09-10	FY 10-11	FY 11-12	FY 12-13
Average number days to process discretionary permits exempt from environmental review	42	43	33	38	34
Percentage of discretionary permits processed within 48 days from a complete application (only project exempt from environmental review)	71%	62%	79%	75%	79%

Source: Marin County Community Development Agency, 2014

Customer Assistance

In an effort to clarify the application and permitting process for the public, the Community Development Agency has prepared a number of Fact Sheets that explain the review process, submittal requirements, and the time frames for processing permits, including design reviews, master plans, coastal permits, use permits, variances, environmental review, and second unit permits.

For major applications, the County encourages applicants to schedule a pre-application consultation to discuss the development concept with planning staff prior to actual submittal. The applicant benefits from the pre-application meeting by learning about local plans, codes, infrastructure availability, and related matters. A general consulting meeting service is also available for smaller-scale applications.

The County is also considering expanding its pre-application service to offer applicants the opportunity to schedule a collaborative review of proposed development with a group comprised of Community Development Agency staff from the current planning, environmental review, environmental health services, affordable housing, and building and safety programs, as well as representatives from other departments including the Department of Public Works and the Fire Marshal. This group would help to identify potential challenges and to convey the potential problem considerations to the applicant early in the process.

Environmental Review

Marin County reviews residential development projects for compliance with State and local environmental review regulations that promote, preserve, and enhance the public welfare. Many residential projects are exempt from environmental review as an application that is either ministerial in nature, and thus not subject to the California Environmental Quality Act (CEQA), or statutorily or categorically exempt from CEQA pursuant to State CEQA Guidelines.

Some projects subject to CEQA are determined to have only minor adverse impacts which can be reduced to a less than significant level or eliminated by mitigations incorporated into the project design. Environmental review for a project that is determined through preparation of an initial study to have no significant impacts or that mitigates impacts to less than significant typically can add six months to a year to the project's approval timeline, resulting in a negative declaration or a mitigated negative declaration.

If the residential development project 1) has potential environmental impacts that are not determined to be mitigated to a level of less than significant, or 2) requires further study to determine the significant impacts, appropriate mitigations, and/or project alternatives, processing time will most likely take longer and could require preparation of an environmental

impact report (EIR), depending on the complexity of the project and the scope of impacts, mitigations, and alternatives to be analyzed.

Appendix K discusses the Supplemental Environmental Impact Review conducted on the Housing Element for both 2007-2014 and 2015-2023 and the impact on future environmental review for any proposed housing developments.

Analysis:

To analyze whether or not the processing and permit procedures of the County are potential or actual constraints to the development of housing, they were compared with the zoning codes and development standards of Novato and San Rafael. Novato also requires master plan and precise development plans for certain types of development and certain site constraints, using nearly identical criteria and a very similar process to that at the County. Likewise, San Rafael employs a two-tiered review system for development proposals which roughly mirrors the County's master plan process. Single-family homes not located on ridgelines undergo a lower level of review and site planning, while single-family homes on ridgelines and multi-family developments undergo a more stringent review and site planning process. The processing times (Figure III-7) for development proposals within the unincorporated County are, on average, equivalent to local cities and towns, and therefore are not found to be a constraint in comparison to the other jurisdictions. In 2012, the Board of Supervisors directed Community Development Agency staff to form a citizen advisory group to evaluate strategies and opportunities for improvements to the County's development review process. As of July 2014, this group, referred to as the Regulatory Improvements Advisory Committee (RIAC), has completed a report with its findings to help inform the County's future efforts to improve its development review process, which will be reviewed by the public and the Board of Supervisors prior to implementation.

To ensure that the County's permitting procedures do not have prohibitive effects on the development potential or cost of affordable multi-family development, a number of programs in this housing element remove possible barriers:

- *1.i Simplify Review of Residential Development Projects in Planned Districts*
- *1.j Adjust Height Limits for Multi-family Residential Buildings*

Incentives for Affordable Housing

Amendments to the Marin County Development Code in 2008 and 2012 clarified incentives for affordable housing development. Chapter 22.24 clearly outlines a range of incentives, such as density bonuses, technical assistance, site development alternative standards, and fee waivers to encourage and facilitate the development of affordable homes. Incentives for inclusionary and 100% affordable housing include:

- Density for affordable housing projects. For affordable housing located in all districts that allow residential uses, allowable density will be established by the maximum Marin Countywide Plan density range, subject to all applicable Countywide Plan policies.
- County density bonus. An increase in density of up to 10% of the number of dwelling units normally allowed by the applicable zoning district in a proposed residential development or subdivision.
- Interior design. The applicant may have the option of reducing the interior amenity level and the square footage of inclusionary units below that of large market-rate units. The County strongly encourages the use of green building principles, such as the use of environmentally preferable interior finishes and flooring, as well as the installation of water and energy efficient hardware, wherever feasible.

- Unit types. In a residential project that contains single-family detached homes, inclusionary units may be attached living units rather than detached homes or may be constructed on smaller lots.
- On-site inclusionary housing for commercial and industrial development. As an inducement to include on-site inclusionary housing in a commercial or industrial development, the County may grant a reduction in the Development Code's site development standards or in architectural design requirements that exceed the minimum building standards approved by the State Building Standards Commission in compliance with State law (Health and Safety Code Sections 18901 et seq.), including, but not limited to, setbacks, coverage, and parking requirements.
- Affordable housing on mixed-use and industrial sites. In commercial/mixed-use and industrial land use categories, as designated in the Countywide Plan, the floor-area ratio may be exceeded for income-restricted units that are affordable to very low, low, or moderate-income persons, subject to any limitations in the Countywide Plan.
- Impacted roadways. In areas restricted to the low end of the density range due to vehicle Level of Service standards, affordable housing developments may be considered for densities higher than the low end standard in the Countywide Plan.
- Fee waivers. The County may waive any County fees applicable to the affordable or income-restricted units of a proposed residential, commercial, or industrial development. In addition, for projects developed pursuant to Housing Overlay Designation policies and for income-restricted housing developments that are affordable to very low or low income persons, the Director may waive fees or transfer In-Lieu Housing Trust funds to pay for up to 100% of Community Development Agency fees.
- Projects developed pursuant to Housing Overlay Designation policies. Residential development projects developed in conformance with Housing Overlay Designation policies may be granted adjustments in development standards, such as parking, floor area ratio, and height, as provided in the Countywide Plan.
- Technical assistance. In order to emphasize the importance of securing affordable housing as a part of the County's affordable housing program, the County may provide assistance to applicants in qualifying for financial subsidy programs.
- Priority processing. The County shall priority process projects developed pursuant to Housing Overlay Designation policies and affordable housing developments that are affordable to very low or low income persons.

Because permit review can increase the costs of housing construction, priority processing of planning and building permits for projects affordable to lower income households has been identified as a valuable incentive. However, measurable timeframe and process standards for priority processing need to be further established to make this incentive more effective and are identified as a program in this Housing Element (*2.p Expedite Permit Processing of Affordable and Special Needs Housing*).

The Community Development Agency has also increasingly taken the opportunity to connect applicants for affordable housing projects and community groups in the pre-application process by noticing, facilitating, or funding community engagement and visioning exercises. This Housing Element contains a number of programs to continue this practice:

- *2.a Encourage Housing for Special Needs Households*
- *2.e Support Efforts to House the Homeless*
- *2.f Engage in a Countywide Effort to Address Homeless Needs*
- *2.o Encourage Land Acquisition and Land Banking*

- 3.c Provide and Promote Opportunities for Community Participation in Housing Issues
- 3.j Provide and Participate in Local Affordable Housing Training and Education
- 3.k Provide Leadership to the Marin Workforce Housing Trust
- 3.l Assist with Local Funding for Affordable Housing
- 3.n Coordinate Among Project Funders

Affordable Housing Combining District

During the previous housing element cycle, the County established an affordable housing combining zoning district. This district allows affordable housing development at 30 units per acre¹⁸ and offers development concessions on sites in the City Centered Corridor that are otherwise governed by a lower density zone. This approach will allow compact development to occur on portions of very large parcels that may have environmental conservation features. It also provides a financial edge to affordable housing over market rate developers. The program specifies that eligible sites should be identified in the Housing Element. Sites are identified in Figure III-9. The first two properties listed are also identified in the Sites Inventory (Figure IV-6).

Figure III-9: Affordable Housing Combining District Sites

Site Name	Acres by Parcel	Acres Total	Countywide Plan 2007	Zoning 2014	AH-Combining District*
St. Vincent's / Silveira	244.768 221.71 72.66 20.22 2.82	55 developable	PD- Agriculture and Env Resource	A2:AH	AH zone - limited to 3.5 acres at 30 duac
Marin City Community Development	4.06	4.06	MF-2	RMP- 4.2:AH	AH zone - limited to 0.5 acres at 30 duac
Golden Gate Seminary	50.00 23.61	73.61	MF-2	RMP- 2.47:AH	AH zone - limited to 2 acres at 30 duac

Source: Marin County Community Development Agency, 2014

* As allowed by Assembly Bill 1537, sites within the Affordable Housing Combining District will be proposed for rezoning from 30 dwelling units per acre to 20 dwelling units per acre in 2015.

Fees and Exactions

Permit Fees – County Agencies

Local fees add to the cost of development. Figure III-10 illustrates the cost of two development scenarios incurred from fees assessed by Marin County in 2014. The first scenario is a 2,400 square-foot, three-bedroom, single-family home on a 10,000 square-foot lot with a 400 square-foot garage at a density of 4 units per acre, construction cost of \$500,000, and an estimated sale price of \$800,000. The second scenario is a multi-family condominium development with 10 1,200 square-foot, two-bedroom units, on 0.5 acres, with a construction cost of \$400,000 per unit, to be sold at an average of \$500,000 per unit. Line item fees related to processing, inspections, and installation services are limited by California law to the cost to the agencies of performing these services. Most jurisdictions, the County of Marin among them, establish fees that are designed to cover the costs of staff time charged on an hourly basis and materials, consistent with California law. The County's 2012 adopted fee schedule can be found as

¹⁸ As allowed by Assembly Bill 1537, sites within the Affordable Housing Combining District will be proposed for rezoning from 30 dwelling units per acre to 20 dwelling units per acre in 2015.

Appendix E. Fees have increased since 2008/09 to respond to the lack of permit revenue resulting from the decline in the housing market.

Fees collected by outside agencies, such as water, sewer, fire and school impact fees, are also included in Figure III-10. Typically, school and fire impact fees are set by the school and fire districts respectively, although not all districts charge a fee. Water connection and impact fees are set by the water district, and sewer connection and impact fees are set by the sanitary district. Water and sewer fees are fairly consistent throughout the jurisdictions in the County, with the exception of Novato, where water fees are considerably higher.

Figure III-10: Permit and Impact Fees Assessed by Marin County (2012)

Permit Type / Impact Fee	Scenario A: Single-family house, 2400 sq ft, 3 bedrooms. 10,000 sq ft lot, 4 units/acre. Construction \$500,000/unit. Sale \$800,000/unit.	Scenario B: 10-unit condo development, 1,200 sq ft, 2 bedrooms. 0.5 acre lot, 20 units/acre. Construction \$400,000/unit. Sale \$500,000/unit.
Design Review	5,670	56,700
Building Permit	3,751	26,149
Plan Review	6,900	48,110
Title 24 Energy Fee	703	3,408
BSC "Green" Tax	20	160
Seismic Tax	50	400
Affordable Housing Impact Fee	2,000	0
Technology Fee	520	1,030
Engineering Plan Check	1,200	1,200
Site Encroachment Fee	895	895
Planning Zoning Review	1,695	16,950
Plumbing/Gas Permit	344	824
Electrical Permit	144	624
Mechanical Permit	144	624
General Plan Surcharge	1,065	7,430
Other	285	2,180
Roads	5,000	40,000
In-Lieu Park Dedication Fee*	n/a	*
SUBTOTAL COUNTY FEES	\$30,386	\$206,684 (\$20,668 per unit)
<i>Estimated Fees of Other Districts:</i>		
Water	\$14,141	\$102,890
Sewer	\$8,267	\$78,907
Fire	\$1,003	\$2,242
Schools	\$8,568	\$42,840
SUBTOTAL DISTRICT FEES	\$31,979	\$226,879 (\$22,688 per unit)
TOTAL FEES	\$62,365	\$433,563 (\$43,356 per unit)

Source: Marin County Community Development Agency, 2014

*The in-lieu park dedication fee applies when you subdivide property and is calculated by multiplying the number of dwelling units by the number of acres of parkland required per dwelling unit multiplied by the fair market value per

buildable acre by 1.20. This fee is paid at the time a Parcel or Final Map is recorded. Please refer to Section 22.98.040 of the Marin County Development Code* for more information.

The County provides partial or full fee waivers for projects that incorporate affordable units. The Agency Director can waive or transfer from the County In-Lieu Housing Trust Fund up to 100% of the planning, building, and environmental health services fees for projects that include below market rate housing units, subject to the requirement that the project meet the eligibility standards for State or Federal housing funding. The amount of fees waived is determined based on the proportion of the project that consists of below market rate housing and the permanency of the housing subsidy. Historically, fees on affordable housing projects have been either waived or paid for with County Housing Trust funds.

A 2014 review of other localities in Marin found that the County’s fees are generally comparable to those of the neighboring cities and towns. Jurisdictions provided development fees for the two hypothetical scenarios discussed above. The following two figures (Figure III-11 and Figure III-12) compare the primary planning and building fees charged by each local jurisdiction.

In the comparison for both the single-family home (Figure III-11) and the multi-family development (Figure II-12), the County of Marin’s fees were close to the median for all County jurisdictions.

Figure III-11: Comparison of Total Development Fees, Single Family Home

Jurisdiction:	Fees for Single-Family Home:				
	<i>Design Review</i>	<i>Building Permit</i>	<i>Planning/Zoning Review</i>	<i>Environmental Review (deposit)</i>	<i>Rezoning</i>
Unincorporated Marin	5,670	3,751	1,695	14,500	39,765
Belvedere	3,200	3,234	2,102	3,606	n/a
Corte Madera	2,000	2,790	2,600	2,500	2,500
Fairfax	781	5,200	282	2,500	3,000
Larkspur	1,100	4,509	500	1,000	2,000
Mill Valley	1,775	3,969	990	535	1,075
Novato	5,526	3,531	2,295	9,543	6,518
Ross	448	5,808	1,329	3,727	5,212
San Anselmo	1,200	3,536	1,200	1,920	1,200
San Rafael	1,167	4,079	2,651	10,346	7,176
Tiburon	2,825	4,718	3,067	50 to 1,600	3,500

Source: 2014 Marin County Community Development Agency survey of local jurisdiction permit fees

Figure III-12: Comparison of Total Development Fees, 10-unit Condo

Jurisdiction:	Fees for Multi-Family Development:				
	<i>Design Review (per unit cost)</i>	<i>Building Permit (per unit cost)</i>	<i>Planning/Zoning Review (per unit cost)</i>	<i>Environmental Review (deposit)</i>	<i>Rezoning</i>
Unincorporated Marin	5,670	2,615	1,695	14,500	39,765
Belvedere	3,200	26,738	17,380	3,606	5,000 deposit
Corte Madera	2,000	3,940	3,525	2,500	2,500
Fairfax	4,851	5,200	282	2,500	3,000
Larkspur	1,100	3,733	500	1,000	2,000
Mill Valley	1,890	32,690	990	535	1,075
Novato	184	663	431	9,543	6,518
Ross	448	4,808	1,329	3,727	5,212
San Anselmo	1,200	2,921	1,200	1,920	1,200
San Rafael	1,167	3,379	2,196	10,346	7,176
Tiburon	2,825	15,059	9,788	50 to 1,600	3,500

Source: 2014 Marin County Community Development Agency survey of local jurisdiction permit fees

Inclusionary Housing

Marin County has had an inclusionary housing requirement since 1980. Section 22.22.090 of the Development Code currently requires that residential subdivisions shall provide 20% of the total units or lots for affordable housing. Ownership developments must be affordable to low income households. Rental developments are subject to a rental housing impact fee, or may alternatively provide very low income units within the development. All inclusionary units must be income restricted in perpetuity. Units should be provided within the development, although the ordinance allows for flexibility; the review authority may grant a waiver if the alternative proposal demonstrates a better means of serving the County in achieving its affordable housing goals than the requirements. Waiver options may be units constructed off-site, real property may be dedicated, or 125% of the in-lieu fee may be paid.

A fee study was conducted in 2008 to update the in-lieu fee. The basis for the fee is the difference between the development costs and prices of modest housing in Marin County and the amount that lower income households can afford to pay for housing. To establish this affordability gap, the gaps for rental and for-sale housing were identified and then combined. The in-lieu fee in 2014 is \$232,020 for each unit of required affordable housing not constructed; this encourages actual provision of affordable units. Funds are deposited into the Affordable Housing Trust Fund.

In addition, the fee study looked at whether the increased inclusionary fee posed a constraint to housing development. The study found that the inclusionary housing requirements are not a constraint on market rate housing development because the inclusionary housing program in Marin has been in effect since 1980 and is well known by members of the real estate and development community and has been incorporated into the cost of land. Another way to determine if the new fee is a constraint is to compare Marin County’s in-lieu fee with fees charged in surrounding areas. In theory, if Marin County’s in-lieu fee is much higher than what

neighboring jurisdictions impose, then it is possible that developers will build in neighboring cities, rather than pay the higher in-lieu fees in Marin County. The fee is comparable to San Francisco and San Rafael, and not significantly higher than in a number of other surrounding jurisdictions.

Affordable Housing Impact Fee

Because the majority of homes constructed in Marin County consist of custom built high-end units, most residential development is not subject to the Inclusionary Housing requirement. The County found it appropriate to establish a fee on single-family home development to address the shortage of low-income homes in the community. A nexus study was conducted in 2008 to determine the appropriate amount for an affordable housing impact fee to be charged on new single-family home development that would mitigate the impact of an increase in demand for affordable housing due to employment growth associated with the new single-family development.

The Affordable Housing Impact Fee, adopted in October 2008, applies to all new single-family homes greater than 2,000 square feet. Teardowns and major remodels that would result in over 500 square feet of new space and a floor area of greater than 2,000 square feet are also subject to the Affordable Housing Impact Fee. The fee is either waived or reduced when a second unit is included as part of the proposed project. Fees are assessed as shown in Figure III-13 below:

Figure III-13: Affordable Housing Impact Fee

Example Home Size	Fee Per Square Foot	Housing Impact Fee (\$5 and \$10 per sq ft)	If proposed project includes second unit or agricultural worker unit
< 2,000	\$0	\$0	\$0
2,500	\$5	\$2,500	\$0
> 3,000	\$10	\$10,000	\$5,000
3,500	\$10	\$15,000	\$7,500
4,000	\$10	\$20,000	\$10,000

Source: Marin County Ordinance No. 3500, adopted 10/14/2008

From its inception in January 2009 through June 2014, the Affordable Housing Trust Fund collected \$1,548,121 in Affordable Housing Impact Fees from large new single-family homes or additions.

Permit Fees – Outside Agencies

Unincorporated Marin’s water and sanitary disposal needs are serviced by 20 separate water, sanitation, community service, and public utility districts. In May 2014, the Community Development Agency informed all districts of the 2014 Housing Element update through written correspondence. Per SB 1087, the letter detailed:

- The need to accommodate new residential units per the Regional Housing Needs Allocation at the prescribed income levels.
- The requirement that water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.

Upon adoption, the Community Development Agency will provide a copy of the Housing Element to water and sewer providers.

As discussed previously, fees from outside agencies constitute a significant share of the total fees charged to a project. While the County does not control outside agency fee schedules, an analysis of cumulative fee impacts establishes a broader picture of potential housing constraints. A program is included to work with these agencies to encourage fee waivers for affordable and special needs housing (*3.e Coordinate with Other Agencies*).

Water Connection and Impact Fees

Water fees are determined by each water district. Marin is served primarily by two districts, North Marin Water District and Marin Municipal Water District. This fee analysis continues using the two previously described housing scenarios of a 2,400 square-foot house and a 10-unit condo development.

Figure III-14 below summarizes typical water fees for new residential developments. It includes installation fee, connection fee, meter charge, and any other initial fees required prior to the commencement of service. Monthly service fees and any other ongoing charges are not included.

Recognizing that water connection fees may serve as an constraint to affordable housing development, the Marin Municipal Water District (MMWD) offers a 50% fee reduction for qualified affordable housing projects (affordable to low and moderate income households for at least 30 years, with at least 50% of the project affordable to low income households), as well as to second units deed-restricted to rents affordable to lower-income households for a minimum of 10 years.

Figure III-14: Average Water Fees

Service Area	Water District	Single-family Home	10-Unit Condo Development
Belvedere	Marin Municipal Water District	\$14,141	\$102,890 (\$10,289 per unit)
Corte Madera			
Fairfax			
Larkspur			
Mill Valley			
Ross/Kentfield			
Tiburon			
San Anselmo			
San Rafael			
Novato	North Marin Water District	\$32,580	\$151,800 (\$15,180 per unit)

Source: Marin Municipal Water District and North Marin Water District, 2014

Sewer Connection and Impact Fees

Unincorporated Marin is served by approximately 16 sanitary districts. Each sanitary district categorizes and calculates sewer fees using a different method. A new residential development may be subject to fees for permits, inspections, connection, and impact. Terminology between districts is not standardized. The average fees provided in Figure III-15 summarize typical sewer fees for new residential developments. The figures include installation fees, connection fees,

inspection fees, and any other initial fees charged prior to the commencement of service. Monthly service fees and any other ongoing charges are not included. Despite the number of sanitary districts and charging methods, sewer fee levels are remarkably consistent across the surveyed jurisdictions.

Figure III-15: Average Sanitary Fees

Service Area	Sanitary District	Single Family Home	1-Unit Condo	10-Unit Condo
Belvedere	Sanitary District No. 5	\$7,351	\$6,083	\$60,290 (\$6,029 per unit)
Tiburon		\$7,282	\$6,026	\$59,720 (\$5,972 per unit)
Corte Madera	Sanitary District No. 2 (Jurisdiction)	\$8,340	\$8,340	\$83,400 (\$8,340 per unit)
Fairfax	Ross Valley Sanitary District No 1.	\$10,304	\$10,304	\$103,040 (\$10,304 per unit)
Larkspur*				
Ross				
San Anselmo				
Mill Valley	Mill Valley Department of Public Works	\$6,125	\$6,125	\$61,250 (\$6,125 per unit)
Novato	Novato Sanitary District	\$10,440	\$10,440	\$104,400 (\$10,440 per unit)
San Rafael	Las Gallinas Sanitary District	\$8,025	\$8,025	\$80,250 (\$8,025 per unit)

Source: Survey of Marin County sanitary districts, 2014

*Jurisdiction calculated slightly lower fees than sanitary district.

Housing for People with Disabilities

As noted in the Special Needs section of the Housing Needs Assessment, persons with disabilities have specific housing needs related to affordability, accessibility, access to transportation and services, and alternative living arrangements (such as Single Room Occupancy units and housing that includes supportive services). The County ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and Federal requirements for accessibility.

Reasonable Accommodation

A series of Federal and State laws have been enacted over the past several years to prohibit policies that act as a barrier to individuals with disabilities who are seeking housing. Among such laws are the Federal Fair Housing Amendments Act of 1988, California's Fair Employment and Housing Act, and the State's Housing Element law. Additionally, the U.S. Department of Housing and Urban Development (HUD) requires that localities utilizing Community Development Block Grant (CDBG) funds prepare an Analysis of Impediments to Fair Housing Choice. Taken together, these pieces of legislation require jurisdictions to take affirmative action to eliminate regulations and practices that deny housing opportunities to individuals with disabilities.

Consistent with Federal and State law, each housing element should contain policies and programs to implement fair housing laws and to provide housing for all needs groups. Fair housing laws and supporting Federal and State legislation require all cities and counties to

further housing opportunities by identifying and removing constraints to the development of housing for individuals with disabilities, including local land use and zoning barriers, and also to provide reasonable accommodation as one method of advancing equal access to housing.

The fair housing laws require that cities and counties provide flexibility or even waive certain requirements when it is necessary to do so in order to eliminate barriers to housing opportunities for people with disabilities. An example of such a request might be for installation of a ramp in a front yard to facilitate access from the street to the front door.

The State Attorney General, in a letter to the City of Los Angeles in May 2001, stated that local governments have an affirmative duty under fair housing laws to provide reasonable accommodation, and that “[i]t is becoming increasingly important that a process be made available for handling such requests that operates promptly and efficiently.” The Attorney General advised jurisdictions not to rely on existing variance or conditional use permit processes, because they do not provide the correct standard for making fair housing determinations, and because the public process used in making entitlement determinations fosters opposition to much needed housing for individuals with disabilities. In response to the Attorney General’s letter, many cities throughout the State are adopting fair housing reasonable accommodation procedures as one way of addressing barriers in land use and zoning regulations and procedures.

A fundamental characteristic of a fair housing reasonable accommodation procedure is the establishment of appropriate findings that reflect the intent and specific language of both the Federal and State fair housing statutes. This is somewhat different from traditional or typical zoning cases, because here the focus of review is on the need of the individual with disabilities to overcome barriers to housing, not on the topography of the site or unique characteristics of the lot. The focus here is solely on the special needs of the individual to utilize his or her home or dwelling unit, which is directly related to the individual’s disability. It is this reasoning that underlies the Attorney General’s warning not to utilize variance criteria for such determinations.

Procedures for Ensuring Reasonable Accommodations

To provide exceptions in zoning and land use criteria for housing for persons with disabilities, Marin County has an ordinance to allow reasonable accommodations.¹⁹

Efforts to Remove Regulatory Constraints for Persons with Disabilities

The State has removed any local discretion for review of small group homes for persons with disabilities (six or fewer residents). The County does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. There are no County initiated constraints on housing for persons with disabilities caused or controlled by the County. The County also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. Such retrofitting is permitted under Chapters 11 A & B, of the 2013 version of the California Building Code Title 24. Further, the County works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint. Finally, this Housing Element includes a program to amend the Development Code to clarify that retrofitted access ramps are permitted in setback areas (*2.g Ensure Reasonable Accommodation*).

¹⁹ Marin County Ordinance 3609, adopted 12/3/2013

Zoning and Other Land Use Regulations

Marin County implements and enforces Chapters 11 A & B, 2013 California Building Code Title 24. The County provides information to all interested parties regarding accommodations in zoning, permit processes, and application of building codes for housing for persons with disabilities.

The County has not identified any zoning or other land-use regulatory practices that could discriminate against persons with disabilities and impede the availability of housing for these individuals.

Examples of the ways in which the County facilitates housing for persons with disabilities through its regulatory and permitting processes include:

- The County permits group homes of all sizes in all residential districts. All of the County's commercial zones also allow group homes. The County has no authority to approve or deny group homes of six or fewer people, except for compliance with building code requirements, which are also governed by the State.
- The County does not restrict occupancy of unrelated individuals in group homes and does not define family or enforce a definition in its zoning ordinances.
- The County permits housing for special needs groups, including for individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the County. The Land Use Element of the General Plan does not restrict the siting of special needs housing.

Permitting Procedures

The County does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. Requirements for building permits and inspections are the same as for other residential projects. Staff is not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities. As discussed above, County Code allows group homes of six or fewer persons by right, as required by State law. No use permit or other special permitting requirements apply to such homes. The County does require a use permit for group homes of more than six persons in all residential and commercial zones that allow for residential uses. The County does not impose special occupancy permit requirements or business licenses for the establishment or retrofitting of structures for residential use by persons with disabilities. If structural improvements are necessary for an existing group home, a building permit would be required. If a new structure were proposed for a group home use, design review would be required as for other new residential structures. The permit process has not been used to deny or substantially modify a housing project for persons with disabilities to the point where the project became no longer feasible.

Universal Design

Marin County has not adopted a universal design ordinance governing construction or modification of homes using design principles that allow individuals to remain in their homes as their physical needs and capabilities change. However, universal design principles are strongly encouraged. A program in this Housing Element calls for the adoption of universal design standards during this planning period (*2.g Ensure Reasonable Accommodation*).

Fair Housing

An important aspect of Fair Housing choice is the availability and access to a variety of housing that is suited and affordable to a range of household types and income levels. The County of

Marin actively seeks to further non-discrimination in housing in a variety of ways. Marin County's Child Discrimination Ordinance of 1989 prohibits certain activities that are not spelled out in Federal and State laws. The Community Development Agency contracts with Fair Housing of Marin to issue an Analysis of Impediments to Housing Choice in Marin County. The last Analysis and Implementation Plan were completed in 2011. Additionally, the Marin Housing Authority issues a statement on affirmatively furthering fair housing in their programs, including the Housing Choice Voucher Program, supportive housing programs, and homeownership programs. Staff from the Community Development Agency participate in the Fair Housing Task Force with staff from Fair Housing of Marin, the District Attorney's office, and interested community members.

Section IV: Sites Inventory and Analysis

Land Characteristics of Marin County: Development Policy and Objectives

Marin County includes a total area of approximately 606 square miles of land and water, of which 91,065 acres are taxable.¹ Nearly 84% of the County consists of open space, watersheds, tidelands, parks, and agricultural lands.² Significant public amenities include the Federally protected Golden Gate National Recreation Area, the Marin Islands National Wildlife Refuge, the Muir Woods National Monument, the Point Reyes National Seashore, and the San Pablo Bay National Wildlife Refuge. 11% of Marin County's area has been developed, primarily within cities and towns, near services, and along major transportation corridors. Much of the additional land potentially available for development (approximately 5% of the County) is in incorporated cities and towns.

The Marin Countywide Plan recognizes four separate environmental corridors present in the County, based on specific geographic and environmental characteristics and natural boundaries formed by north-south running ridges.

The Baylands Corridor, encompassing lands along the shoreline of San Francisco, San Pablo, and Richardson Bays, provides heightened recognition of the unique environmental characteristics of this area and the need to protect its important resources. The area generally contains marshes, tidelands, and diked lands that were once wetlands or part of the bays, and adjacent, largely undeveloped uplands. Less than one percent of the County's residents live in the Baylands Corridor.

The City-Centered Corridor, along Highway 101 in the eastern part of the County near San Francisco and San Pablo bays, is designated primarily for urban development and for protection of environmental resources. This corridor is divided into six planning areas, generally based on watersheds, and is intertwined with Marin's 11 cities and towns. Nearly 96% of Marin County's population lives in the City-Centered Corridor, where the majority of development is concentrated.

The Inland Rural Corridor in the central and northwestern part of the County is designated primarily for agriculture and compatible uses, as well as for preservation of existing small communities. Less than 2% of Marin County's population lives in the Inland Rural Corridor.

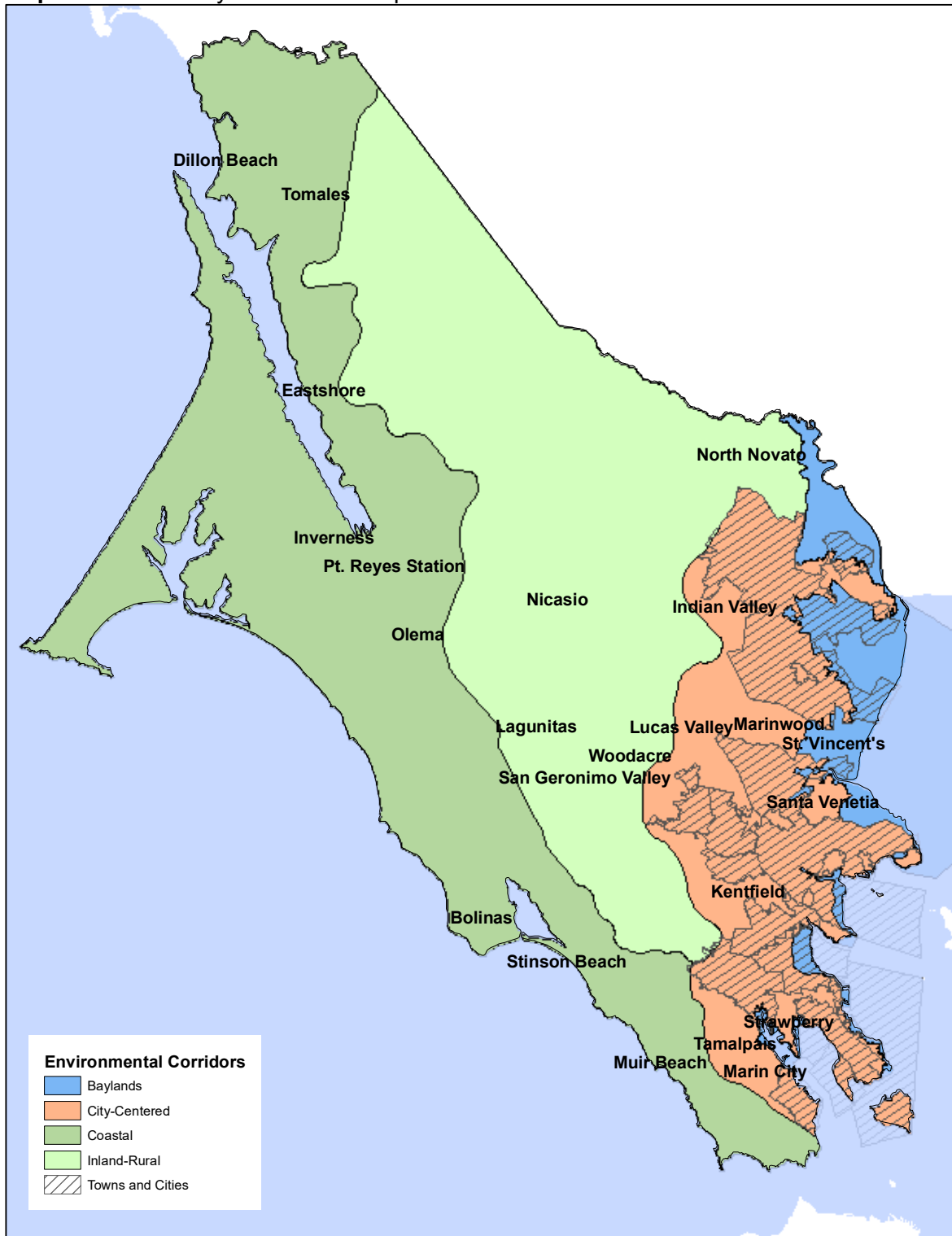
The Coastal Corridor is adjacent to the Pacific Ocean and is designated primarily for agriculture, Federal parklands, recreational uses, and the preservation of existing small coastal communities. Approximately 2% of Marin County residents live in the Coastal Corridor.³

¹ Marin County Assessor-Recorder's Office, June 2008

² Marin Countywide Plan, Built Environment Element, page 3-10.

³ General Demographic Characteristics for Marin County California Cities and Places, Marin County Community Development Agency

Map 1: Marin County and its Unincorporated Communities



As a result of policies in the Countywide Plan, community plans, and the Local Coastal Program, residential development in Marin County is directed to the City-Centered Corridor and limited in the Inland Rural and Coastal Corridors. Development of moderate densities is most compatible with the City-Centered Corridor, close to transit, services, and Marin’s cities and towns.

The Inland Rural and Coastal communities recognize the need, and advocate for, housing affordable to visitor-serving employees, agricultural workers, and other local workers in their communities. Multi-family or moderately dense development permitted in the coastal areas is directed as infill within the various villages.

Affordable Housing in Marin County

As of 2014, there were approximately 6,600 households benefiting from deed restricted affordable housing throughout Marin County’s 12 jurisdictions.⁴ The income-restricted housing stock includes 6,657 units comprised of:

- over 101 privately managed rental properties with 3,057 units;
- 274 inclusionary rental units;
- 758 below-market ownership homes;
- 9 public housing properties;
- 2 State funded properties comprising 573 units; and
- 2,121 Section 8 vouchers.

839 of these units restricted to moderate, low, very low, and extremely low income households are located in the unincorporated County (Figure IV-1), not including Section 8 vouchers. The majority of affordable housing is in the City-Centered Corridor, although there are several deed restricted rental and ownership properties in the villages of West Marin and the Inland Rural Corridor. These developments demonstrate the future potential for affordable housing in a range of communities and geographic locations throughout the diverse environs of unincorporated Marin.

Figure IV-1: Units Restricted for Affordability, Unincorporated County (2014)

	Very Low 0 – 50%	Low 50-80%	Moderate 80-120%	TOTAL
Restricted rentals	373	62	13	448
BMR ownership	0	34	56	90
Public housing	296	0	0	296
TOTAL	669	96	69	834

Source: Marin County Community Development Agency, Marin Housing Authority, 2014

Income limits are updated annually by the US Department of Housing and Urban Development (HUD) for each county or metropolitan statistical area (MSA) and are used to determine the affordability levels of needed housing. The State Department of Housing and Community Development (HCD) also adjusts the standards set by HUD and releases income limits. Many State and local programs use these eligibility limits instead. Examples of wages as they relate to income categories are illustrated in Figure II-16.

⁴ Marin County Affordable Housing Inventory (updated 2014), Marin County Community Development Agency.

Regional Housing Needs Allocation

The Regional Housing Needs Allocation (RHNA) is a key part of State housing element law (Government Code Section 65580) and is a central factor in satisfying periodic required updates of the housing element. Every city and county in the State of California has a legal obligation to respond to its fair share of the existing and projected future housing needs in the region in which it is located. Housing element law requires local governments to update land use plans, policies, and zoning to accommodate projected housing growth. The RHNA figure is not a projection of residential building permit activities, but of housing need based on regional growth projections and regional policies for accommodating that growth. On July 18, 2013, the Executive Board of the Association of Bay Area Governments adopted the 2014-2022 Regional Housing Need Allocation Plan for the San Francisco Bay Area, which included a formula for distributing the regional housing need across all the jurisdictions in the nine-county Bay Area.⁵ The allocation methodology relied on two primary components: *sustainability*, to promote growth in sustainable locations, and *fair share*, intended to achieve the requirement that all cities and counties in California work to provide a fair share proportion of the region's total housing need for households at all income levels. Figure IV-2 summarizes the Regional Housing Needs Allocation for all jurisdictions in Marin County.

Marin jurisdictions saw a significant decrease in the 2014-2022 RHNA allocation from the 2007-2014 allocation. This was due to the methodological decision to focus growth in transit-oriented areas of the Bay Area. Because Marin has no fixed transit and a relatively low service level of bus transit, the RHNA share was reduced.

Figure IV-2: Regional Needs Housing Allocation, 2015-2023 Planning Period

Jurisdiction	RHNA Units Needed By Income Category				2015-2023 Total	2007-2014 Total
	Very Low (0-50% HAMFI)†	Low (51-80% HAMFI)	Moderate (81-120% HAMFI)	Above Moderate (120%+ HAMFI)		
Belvedere	4	3	4	5	16	17
Corte Madera	22	13	13	24	72	244
Fairfax	16	11	11	23	61	108
Larkspur	40	20	21	51	132	382
Mill Valley	41	24	26	38	129	292
Novato	111	65	72	167	415	1,241
Ross	6	4	4	4	18	27
San Anselmo	33	17	19	37	106	113
San Rafael	240	148	181	438	1,007	1,403
Sausalito	26	14	16	23	79	165
Tiburon	24	16	19	19	78	117
Unincorporated	55	32	37	61	185	773
TOTAL	618	367	423	890	2,298	4,882

Source: http://www.abag.ca.gov/planning/housingneeds/pdfs/2014-22_RHNA_Plan.pdf and Marin County Community Development Agency

† Extremely Low Income (ELI) units are assumed to be 50% of the Very Low (VL) income RHNA figure, or 27 units, for the unincorporated County.

⁵ The 2014-2022 Regional Housing Needs Allocation (RHNA) applies to the Housing Element planning period of January 31, 2015 to January 31, 2023 ("2015-2023").

Every housing element must demonstrate that the local jurisdiction has made adequate provisions to support development of housing at various income levels (extremely low, very low, low, moderate, and above moderate) to meet its 'fair share' of the existing and projected regional housing need. However, because local jurisdictions are rarely, if ever, involved in the actual construction of housing units, the RHNA numbers establish goals that should be used to guide planning and development decision-making. Specifically, the numbers establish a gauge for determining whether the County is allocating adequate sites at a range of densities to accommodate the development of housing. The proxy to demonstrate that the County can achieve housing goals for lower income households is the identification of available sites that allow residential uses at 20 units per acre.

Appendix A is an evaluation of 2007-2014 Regional Housing Needs Allocation and the County's progress in permitting residential development during the last planning period.

Quantified Objectives

Each jurisdiction should establish local housing objectives in relation to needs, resources, and constraints. Reasonable housing construction and preservation targets should be identified, with appropriate programmatic goals and policies to respond to these objectives.

This Housing Element contains three broad housing goals, supported by a range of implementation programs, to achieve the County's quantified objectives:

Goal 1 Use Land Efficiently

Use Marin's land efficiently to meet housing needs and implement smart and sustainable development principles.

Goal 2 Meet Housing Needs Through a Variety of Housing Choices

Respond to the broad range of housing needs in Marin County by supporting a mix of housing types, densities, affordability levels, and designs.

Goal 3 Ensure Leadership and Institutional Capacity

Build and maintain local government institutional capacity and monitor accomplishments so as to respond to housing needs effectively over time.

The primary means through which Marin's quantified objectives will be achieved are a combination of new construction, rehabilitation, and conservation/preservation of market-rate to affordable units. As an example, conversion and rehabilitation will significantly support lower income housing objectives, with the conversion of 20 housing units at the Forest Knolls Trailer Court, and of single family homes through the federally funded Rehab Loan Program. The Marin Agricultural Housing program also aims to rehabilitate up to 40 agricultural worker housing units in the next five years, 15 of which are represented in the extremely low income category in Figure IV-3. Affordable housing objectives will also rely, in part, on new construction, consistent with potential opportunities reported in the Sites Inventory in Figure IV-6. Development trends have historically shown that moderate and above moderate income housing objectives will be met through new construction of single-family homes and second units. Figure IV-3 below outlines how these three strategies can achieve the County's quantified objectives over the planning period.

Figure IV-3: Quantified Objectives by Income Category

	New Construction	Rehabilitation	Conservation/ Preservation	TOTAL
Extremely Low				89
Permits issued or projects pending	25 ⁶			
Rehab Loan Program				
Marin Agricultural Housing Program		15		
Inventory Sites	41			
Second Units	8			
Very Low				238
Permits issued or projects pending	35			
Rehab Loan Program		96		
Marin Agricultural Housing Program		30		
Gates Coop Houseboat Community		10		
Inventory Sites	57			
Second Units	10			
Low				60
Permits issued or projects pending	12			
Forest Knolls Trailer Court Conversion			20	
Gates Coop Houseboat Community		6		
Inventory Sites	19			
Second Units	3			
Moderate				145
Permits issued or projects pending	75			
Inventory Sites	60			
Second Units	10			
Above Moderate (Market Rate)				107
Permits issued or projects pending	19			
Inventory Sites	79			
Second Units	9			
TOTAL	462	157	20	639

Sites Inventory and Analysis

This section of the Housing Element addresses the requirements of Government Code Sections 65583 and 65583.2, which require the County to provide an inventory of sites suitable for housing development that can accommodate Marin County’s short-term housing development objectives, as determined by the Regional Housing Needs Allocation for the Housing Element planning period of January 31, 2015 to January 31, 2023.

Methodology to Satisfy the Regional Housing Needs Allocation

Marin County’s housing needs will be met through the implementation of a variety of strategies. The primary method for addressing the adequate sites requirement is the identification of available vacant and underutilized sites that are appropriately zoned and likely to develop within this planning period.

⁶ Marinwood Plaza units are included under “Permits issued or projects pending” category, not under “Inventory Sites” category (Inventory assumptions are 25 ELI, 35 VL and 12 L)

Analysis includes a parcel-specific inventory of appropriately zoned, available, and suitable sites that can provide realistic opportunities for the provision of housing to all income segments within the community. Figure IV-6 provides a summary inventory of potential housing sites, each of which is analyzed in detail in Appendix F: Site Inventory Profiles. Affordable housing potential is discussed later in this section under the heading *Description of Affordable Housing Opportunity Sites*.

The secondary method of addressing the adequate sites requirement is through an inventory of dwellings that received building permits between the beginning of the Regional Housing Needs Allocation (RHNA) period (January 1, 2014) and the beginning of the Housing Element planning period (January 31, 2015). Figure IV-4 provides a summary of building permits issued or units converted in July 2014.

The combination of these strategies, including the available land inventory, units constructed to date, and conversions, demonstrates that land is available to meet the total RHNA figure during the planning period of this Housing Element (2015-2023).

Residential Development Permitted During the RHNA Period

A jurisdiction may utilize units constructed or under construction between the base year of the RHNA period (January 1, 2014) and the beginning of the new Housing Element planning period (January 31, 2015) to meet the RHNA. These units can be credited against the RHNA to determine the balance of site capacity that must be identified.

Figure IV-4 lists building permits issued from January 1, 2014 to July 31, 2014, showing progress in meeting the 2014-2022 regional housing needs.

Figure IV-4: Unit Development Inventory: Building permits issued January through July 2014

Type of Building Permits Issued 1/1/14 – 7/31/14	Units by Income Level					Method of Affordability: (1) Sales price (2) Rent price (3) Type of Subsidy
	Total Units	VL	L	M	AM†	
Single-family building permits	20	0	0	8	12	8 Moderate rent price worker units. No subsidy.
Multi-family building	0	0	0	0	0	n/a
Houseboats and Mobile home permits issued	0	0	0	0	0	n/a
New second units permitted	3	0	1	1	1	Rent price. See Second Unit Survey 2014 discussion below.
Total permits issued	23	0	1	9	13	n/a
<i>RHNA –2014-2022</i>	<i>185</i>	<i>55</i>	<i>32</i>	<i>37</i>	<i>61</i>	<i>RHNA –2014-2022</i>
<i>Remaining need</i>	<i>162</i>	<i>55</i>	<i>31</i>	<i>28</i>	<i>48</i>	<i>Remaining need</i>

Source: Marin County Community Development Agency, July 2014

VL = Very low income; L = Low income; M = Moderate income; AM = Above moderate income.

Note: A detailed discussion on income categories for second units can be found in the section titled *Second Units*.

Land Inventory

The County’s land inventory was developed for the previous housing element using a combination of resources, including the County’s GIS parcel database and review of policies in the Marin Countywide Plan Community Development (land use) Element and the Marin County Development Code (zoning). Sites were also analyzed through direct community input, a series of community workshops, and current development proposals. This cross-analysis resulted in identification of suitable sites and an estimate of potential residential development capacity for these sites. Small and large residentially zoned and mixed-use parcels are included to accommodate a range of housing types and income categories.

The land inventory began with the 16 sites included in the 2007-2014 Housing Element (see Figure IV-5), which was the result of a review of over 29,000 assessor’s parcels. Studies were conducted by Countywide Plan land use designation groupings. Vacant and underutilized parcels were evaluated for residential potential. To encourage compact and sustainable development, an emphasis was placed on sites within existing communities and proximity to major roads and services. Opportunities for housing related to community need and local support were also evaluated, particularly in the Inland Rural Corridor and Coastal Corridor. Development potential on identified sites was also compared to community plans for consistency. Competitiveness for tax credit funding was also considered. The resulting site inventory in Figure IV-6 accommodates Marin County’s need with properties currently identified as housing policy sites, or sites that comply with the County’s default density. Only properties with potential to develop within the planning period were included in the inventory. Each site, its governing land use, and development potential are further detailed in Appendix F: Site Inventory Profiles.

Figure IV-5: 2007-2014 Housing Element Sites

Site Address
100 Marinwood Ave, San Rafael
2400 Sir Francis Drake Blvd, Fairfax
Woodland Ave at Auburn Street, San Rafael
204 Flamingo Road, Mill Valley
St. Vincent's Drive, San Rafael
Paradise Drive, Tiburon
12 Tamarin Lane, Novato
1970 Indian Valley Road, Novato
150 Shoreline Highway, Mill Valley
11101 State Route 1, Point Reyes Station
Seminary Drive, Mill Valley
441 Drake Ave, Sausalito
217 Shoreline Highway, Mill Valley
Lucas Valley Road, San Rafael
30 Roosevelt Street, San Rafael
650 North San Pedro Road, San Rafael

Development Projections by Income Category

The Available Land Inventory, Figure IV-6, is organized to provide housing opportunities in three income categories.

- A. Lower income sites – default density, or Countywide Plan policy
- B. Moderate Income sites – Likely to produce smaller units, rentals and condominiums
- C. Above moderate income sites (market rate) – sites with current development capacity

Marin County's Regional Housing Need Allocation is satisfied with the identification of sites in these three income categories, second units, plus the units produced to date (Figure IV-4).

Housing units in the Extremely Low Income, Very Low, and Low (ELI, VL, L) column of Figure IV-6 represent projected realistic capacity for affordable housing units on a site. Moderate and Above Moderate units are represented in separate (M, AM) columns. For each site, residential capacity by income category was determined by the zoned density, or the overriding Countywide Plan affordable housing requirement or land use designation. Housing Overlay Designation (HOD) sites identified in the Countywide Plan (CD-2.c) require residential development on those sites at a minimum of 30 units per acre (CD-2.d).⁷ Sites with a pending project application were assigned a unit capacity in the range of the project.

Marin County implements its inclusionary requirement as outlined in Development Code Chapter 22.22, which requires any residential development of two or more units to provide 20% of the units to be affordable to low income households. However, the potential for inclusionary housing is not contemplated in this analysis, consistent with HCD guidelines, which do not encourage projected inclusionary housing to satisfy adequate sites requirements.

Similarly, affordable housing projections for each site do not contemplate the potential for increased density through a density bonus, with the exception of the property at St. Vincent's Drive.

⁷ Except for sites with a general plan land use designation of Neighborhood Commercial, where at least 25 units per acre applies (CD-2.d.5).

Figure IV-6: Available Land Inventory Summary

Site Address	Property APN(s)	Parcel Acres	Total Acres	CWP Land Use	Zoning	Lower Income (EL, VL, L)	Moderate Income	Above Moderate Income	TOTAL
St. Vincent's Drive, San Rafael <i>(St. Vincent's / Silveira)</i>	155-011-08	244.768	55 developable	PD: Agriculture and Environmental Resource Planned Designation	A2: AH	100	50	71	221*
	155-011-28	72.66							
	155-011-29	20.22							
	155-011-30	221.71							
	155-121-16	2.82							
100 Marinwood Ave, San Rafael <i>(Marinwood Plaza)</i>	164-471-64	0.45	5	HOD/GC (30 units/acre)	CP (30 units/acre)	72	0	10	82
	164-471-65	1.9							
	164-471-69	1.05							
	164-471-70	1.6							
441 Drake Ave, Sausalito <i>(Marin City CDC)</i>	052-140-36	4.06	4.06	MF2 (1-4 units/acre)	RMP-4.2: AH	15	0	0	15
11101 State Route 1, Point Reyes Station <i>(Grandi Building)</i>	119-234-01	2.5	2.5	C-NC (20 units/acre)	C-VCR-B2	2	0	0	2
2400 Sir Francis Drake Blvd, Fairfax <i>(Oak Manor)</i>	174-011-36	0.54	1.59	HOD/GC (30 units/acre)	C1 (30 units/acre)	0	10	0	10
	174-011-33	1.05							
1970 Indian Valley Rd, Novato <i>(Indian Valley)</i>	146-261-21	1.9	8.27	SF3 (1 unit/1-5 acres)	A2-B4 (1 ac lot min)	0	0	5	5
	146-261-28	6.37							
12 Tamarin Lane, Novato <i>(Tamarin Lane)</i>	143-190-12	6.34	6.34	SF3 (1 unit/1-5 acres)	ARP-2	0	0	3	3
Second Units Projected: 5 second units projected per year of planning period (Jan 2015 – Jan 2023)						21	10	9	40
Total Units Allocated						210	70	98	378
Regional Housing Need Allocation (2014-2022)						87	37	61	185
Units allocated above RHNA (2014-2022)						123	33	37	193

*Countywide Plan policies established a total of 221 units inclusive of any density bonus units

Description of Housing Opportunity Sites

The housing opportunity sites are discussed below, and funding opportunities are discussed specifically to highlight their capacity for affordable housing. Sites are also described in Appendix F: Site Inventory Profiles.

St. Vincent's Drive, San Rafael (St. Vincent's / Silveira)

The St. Vincent's and Silveira properties include approximately 1,100 acres of mostly agricultural land in the City Centered Corridor between the cities of San Rafael and Novato. The land is adjacent to Hwy 101, bisected by the SMART rail line, and bordered by residentially developed areas on two sides. The site is located in the vicinity of the Civic Center, with proximity to medical services and retail. The current uses of the site include a private school, nonprofit facilities, and agricultural uses. The lots are owned by two parties, and the development potential is split between them.

The 2007 Countywide Plan assigned development potential of 221 residential units clustered on 5% of the total acreage, including up to 121 market rate units and 100 affordable units. The Countywide Plan land use is Planned District, Agricultural and Environmental Resource areas. An Affordable Housing Combining District was applied to allow the 100 affordable units to develop at 30 dwelling units an acre (as allowed by Assembly Bill 1537, this will be proposed for rezoning to 20 dwelling units per acre in 2015). The Countywide Plan requires a master plan for this site (Policies SV-2.2 and 2.5), which will require analysis and public vetting. The County's standard submittal requirements for master plans include an affordable housing plan, which must indicate the construction schedule and phasing of any required affordable units. All affordable housing units and other phases of a development shall be constructed prior to, or concurrently with, the construction of the primary project, unless the review authority approves a different schedule. A subdivision map and precise development plan would be required.

Residential development opportunity at St. Vincent's / Silveira has been in place since the development of the 2007 Countywide Plan. It is considered an affordable housing site in this Housing Element because affordable and workforce housing are a primary component of the general plan objectives and policies specific to the properties.⁸ A project without a significant affordable component would be inconsistent with the Countywide Plan and likely unfavorable to the Board of Supervisors. One hundred affordable housing units would support the financial feasibility of a project and be consistent with the Plan.

Development and Funding Opportunities and Incentives

In 2008, a seniors project including different levels of care from independent living to assisted living, complemented with affordable workforce housing, was considered for this site. Shuttle services and alternative transportation were also contemplated to maximize the development potential. The site is eligible for a number of incentives offered to affordable housing. The Affordable Housing Combining District allows up to 30 units per acre⁹, fee waivers, and development standards adjustments. The site may be competitive for a HUD 202 project, and eligible for local funding sources including CDBG, HOME and Housing Trust.

⁸ Marin Countywide Plan, Built Environment Chapter, Policy SV-2.3 Allow for a Mix of Uses. Residential development should emphasize workforce and senior housing, especially for very low or low income households, and special needs housing, rather than large estates. Also see Policies SV-2.4, 2.5 and 5.1.

http://www.co.marin.ca.us/depts/CD/main/fm/cwpdocs/CWP_CD2.pdf

⁹ As allowed by Assembly Bill 1537, sites within the Affordable Housing Combining District will be proposed for rezoning from 30 dwelling units per acre to 20 dwelling units per acre in 2015.

100 Marinwood Avenue, San Rafael (*Marinwood Plaza*)

This 5-acre infill site is an under-utilized commercial center with a recently revitalized grocery store. A large regional nonprofit housing provider is in contract to develop primarily affordable housing, and an application has been deemed complete. The preliminary precise development plan includes retention of the existing market, demolition of adjacent commercial uses, and use of a majority of the acreage for affordable housing. The Countywide Plan land use is General Commercial (FAR 0.1 to 0.4), and the site is subject to the Housing Overlay Designation (HOD), which requires residential development at a minimum of 30 units per acre, up to 100 units for this site. The underlying mixed use zoning on this HOD site, Commercial Planned (CP), allows residential uses accessory to the primary commercial use up to 30 dwelling units per acre. A lengthy community planning process resulted in a guiding principles document that was accepted by the Board of Supervisors in 2007, and that identifies desired project components such as a neighborhood market and ancillary retail, housing types and affordability, and site design. The site is adjacent to the Hwy 101 corridor, close to transit, services, and employment centers.

Development and Funding Opportunities and Incentives

The Marinwood site is an excellent location for a 9% tax credit project. The site is located in the award winning Dixie School District, close to the Marinwood Community Center, which offers community amenities and services, and is in proximity to major employers, including the County of Marin, Autodesk, and Kaiser Permanente. Because of the high level of affordability required on HOD sites, the County is offering development standard adjustments, such as parking, floor area ratio, height, and fee reductions, as well as funding from local sources. The County currently has set aside \$484,000 in local transportation funds to improve pedestrian and bicycle access to the site and intends to grant funds from the Housing Trust toward the project.

441 Drake Avenue (Marin City Community Development)

This 4.06-acre site is within a residential neighborhood and located near transit, schools, and services, including a senior center, community center, and a park. It is owned by a nonprofit Community Development Corporation that uses the existing historic home, carriage house, and driveway accesses for their offices and service areas. They are interested in adding housing to the site.

The Countywide Plan land use designation is Multi-Family 2 (1-4 units per acre), and zoning is Residential Multiple Planned (4.2 units per acre) and Affordable Housing Combining District¹⁰. Because of the existing uses and environmental site constraints, it could accommodate 15 units of housing. Development of a rental project on the perimeter of this site would require further site analysis and design review.

Development and Funding Opportunities and Incentives

This site meets the location criteria for a 9% tax credit project (a small development for seniors of similar size was recently awarded tax credits in an unincorporated community). Also feasible on the site may be a homeownership development for very low income families, or a small rental project to serve single adults in transition. Housing Trust funds could also be available for this type of development.

¹⁰ As allowed by Assembly Bill 1537, sites within the Affordable Housing Combining District will be proposed for rezoning from 30 dwelling units per acre to 20 dwelling units per acre in 2015.

11101 State Route 1 (*Grandi Building*)

The Grandi Building is a vacant historic hotel structure in Point Reyes Station. Entitlements to restore the hotel and provide on-site employee housing have expired, however the applicant is still pursuing development potential.

2400 Sir Francis Drake Blvd (*Oak Manor*)

This 1.59-acre site is an underutilized commercial center on the major east-west thoroughfare in unincorporated Fairfax. The site is located near transit, services, and schools. The Countywide Plan assigned the Housing Overlay Designation (HOD) to this site, thus requiring residential development at a minimum of 30 units per acre, which allows up to 10 units at this site. The HOD requires 50% of residential development to be affordable to low and very low income households and any new development must include a residential component. However, this Housing Element includes a program to study the efficacy of the HOD program, and affordability levels may be reconsidered (*1.c Evaluate the Housing Overlay Designation*). The underlying mixed use zoning on this HOD site, Retail Business (C1), allows residential uses accessory to the primary commercial use up to 30 dwelling units per acre. Design review would be required on this site and could be accomplished within the planning period. Current uses include an auto repair shop, a convenience store, and a coin-operated laundry as well as a pizza restaurant and two other vacant retail spaces. Undeveloped and underutilized land suitable for development is very rare in the community, which increases the likelihood of development. The site has a large underutilized parking lot and redevelopment could occur above or to the side of the existing commercial use, or the site could be completely redeveloped with commercial space and housing. Residential use is encouraged and required by the Countywide Plan in the case of redevelopment or major remodel.

1970 Indian Valley Road (*Indian Valley*)

This 8.27-acre site has an approved subdivision for five residential parcels. This site is designated for above moderate income (market rate) housing.

12 Tamarin Lane (*Tamarin Lane*)

This 6.34-acre site has an approved subdivision for 3 developable lots, two of which would have second units. This site is designated for above moderate income (market rate) housing.

Housing Development Precedents

Affordable Housing Production

Affordable housing development in Marin has demonstrated that housing is possible at a range of densities, particularly when density standards are set by the Countywide Plan land use designation. The Toussin Senior Housing project achieved 36 units per acre within a small community by relying on the Countywide Plan land use. Similarly, the Fireside Motel was able to achieve a net density of 45 units per acre of clustered development using the same method and a density bonus. Interviews with a range of affordable housing developers with experience in Marin County¹¹ revealed that the desired density range is between 22 and 28¹² units per acre. In many instances, lot size and zoning were less of a factor than net land costs and total unit potential.

¹¹ EAH Housing, 9/17/09; Eden Housing 9/14/09; Falcone Development Services 9/15/09; HART Marin (for-profit developer of market and affordable housing) 9/15/09; PEP Housing 9/14/09.

¹² Smaller local housing providers operate on a much smaller scale.

Figure IV-12: Affordable Housing Units Developed

Project Name	CWP 2007	Zoning 2009	Very Low Income	Low Income	Moderate Income	Total	Parcel Acreage	Units per Acre
Gibson House	C-SF5, C-NC	C-RA-B2, C-VCR	7	0	0	7	0.4	17.5
Bolinas Gas Station (BoGas)	C-NC	C-VCR	8	0	0	8	0.29	27.6
Fireside Affordable	RS	RMPC-12.7	50	0	0	50	3.95	12.7
Toussin Senior Housing	MF4	RMP-20	13	0	0	13	0.38	34
Point Reyes Affordable	C-MF2	C-RMP-4.3	10	16	8	34	6.52	5.2
Strawberry Shopping Center (Mixed Use)	GC	RMPC	0	4	1	5	8,502 sq. ft. total	678 to 690 sq. ft. units
Gates Cooperative (New floating home berths at existing Marina)	FH	BFC-RF	30	4	4	38	n/a	n/a
Total	-	-	118	24	13	155	-	-

Note: The Gates Cooperative has received entitlements and some building permits.

Development Capacity for Affordable Housing on Small Sites

While small projects may be difficult to fund and are considered less efficient to manage, Marin has demonstrated that small site development is effective in this jurisdiction, where affordable housing is provided by both large providers and small local community based organizations. Organizations providing essential affordable housing on small sites include the Bolinas Community Land Trust (BCLT), Community Land Trust Association of West Marin (CLAM), West Marin Ecumenical Senior Housing (EAH Housing), PEP Housing, San Geronimo Valley Family Housing Association, in addition to others operating in the incorporated areas of the County.

Marin County offers density incentives for affordable housing¹³ that have been applied effectively to small-lot development. Affordable housing is currently allowed to the maximum density of the applicable Countywide Plan Land Use designation through Development Code Section 22.24.020.A.¹⁴ A program completed in 2012, *Streamline the Review of Affordable Housing*, applies the maximum Countywide Plan land use rather than the zoning density to all housing projects affordable to low and very low income households. Additionally, Development Code Section 22.32.150.E allows the floor-area ratio to be exceeded for deed-restricted units that are affordable to very low or low income households in commercial/mixed-use and industrial land use categories, subject to any limitations in the Countywide Plan consistent with Countywide Plan Policy CD-8.7. For deed-restricted units that are affordable to moderate-income households, the floor area ratio may be exceeded in areas with acceptable levels of

¹³ See a discussion of codified incentives in Section III: Constraints and Opportunities for Housing Development.

¹⁴ 22.24.020.A Density for Affordable Housing Projects. For affordable housing located in all districts that allow residential uses, allowable density will be established by the maximum Marin Countywide Plan density range, subject to all applicable Countywide Plan policies.

traffic service, subject to any limitations in the Countywide Plan, and so long as the level of service standard is not exceeded.

Local Funding Opportunities

Affordable Housing Trust Fund

The County's Affordable Housing Trust Fund was established in 1980 by Resolution 88-53, along with the inclusionary housing program. Projects throughout Marin County, which serve low and very-low income households, are eligible for funding, but priority is given to rental projects located in the unincorporated County that serve the lowest income levels. Funding is to be used for preservation, land acquisition, development, construction, or preservation of affordable units. Applications are submitted to the Community Development Agency, and staff makes funding recommendations to the Board of Supervisors as grant requests are received. The Affordable Housing Trust Fund is primarily funded through residential in-lieu fees, commercial linkage fees, and, since 2009, the Affordable Housing Impact Fee (discussed later in this Chapter). In recent years, the Board of Supervisors has allocated \$250,000 annually from the general fund to the Affordable Housing Trust Fund. In the last twenty years, the Housing Trust has been a major funder of every affordable housing development in the unincorporated County. Since 1988, the Affordable Housing Trust Fund has expended over \$14,000,000 in support of approximately 900 units of affordable housing development. As of June 30, 2014, the Fund's balance is \$5,550,553.

Workforce Housing Trust Fund

The Marin Workforce Housing Trust is a unique public/private partnership that has been created to meet the challenges of housing affordability for workers throughout Marin County. Using revolving loan funds, the Trust provides low interest rate loans to nonprofit and for-profit developers who are constructing homes affordable to lower income families, as well as special needs populations. The Workforce Housing Trust intends loans to fill critical gaps in existing affordable housing finance – as first-in money to purchase land, secure sites, and fund pre-development work, and as last-in money to close the funding gap for developments that otherwise would not be able to be built. Once construction is complete, the loans are to be repaid and reinvested in other workforce housing developments. In this way, the Marin Workforce Housing Trust provides a self-replenishing vehicle for affordable housing investment.

Restricted Affordable Housing Fund

The Community Development agency also oversees this fund, which resulted from the excess funds of mortgage revenue bonds. The Restricted Affordable Housing Fund may be used solely for the purposes of residential development or preservation for low and moderate income households. Eligible projects shall include ones that create new affordable units through new construction, or through acquisition and/or rehabilitation of existing structures, or that preserve existing affordable housing units threatened by expiration of affordability restrictions, or market forces.

Priority Development Areas

Marin County is participating in the FOCUS regional planning initiative facilitated by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Authority (MTC). Two areas within the unincorporated county, within one-half mile of Highway 101, have been designated as Priority Development Areas (PDAs). The objectives of the program are to foster the valuable relationship between land use and transportation, and to promote compact land use patterns. Funding is available periodically through regional sources for housing projects or planning activities within PDAs.

Zoning for a Variety of Housing Types

Development opportunities for a variety of housing types will promote diversity in housing price, designs, and sizes, and contribute to neighborhood stability. Marin County's zoning code encourages a variety of housing types, including second units, single room occupancy, manufactured housing, supportive housing, housing for agricultural workers, transitional housing, and emergency shelters.

Second Units

Consistent with Government Code Section 65852.2, second units are allowed in all residential zoning districts as a permitted use subject to non-discretionary review. As a matter of policy, the County encourages second unit development as a valuable infill and intensification strategy. Between 2000 and 2006, Marin County issued an average of 21 second unit building permits per year, and 18.6 per year from 2007 through 2011. During 2012 and 2013, the number decreased to 5 second unit building permits per year.

Second Unit Affordability Survey

Marin County conducts a periodic anonymous survey of permitted second units. On the basis of permits issued and the surveys conducted, the County can project the amount of second unit development and the rent distribution in the market.

The most recent survey was conducted in September 2012, and updated in July 2014. The purpose of the survey was to determine the use and affordability ranges of second units, as well as to measure changes in rent levels for different areas of unincorporated Marin County. Data collected included the following:

- Vacant or occupied
- Size of unit
- Rent in dollars
- Increase in rent
- Number of occupants

Surveys were mailed to all owners who had been approved for a second unit building permit since the mid-1990s. The survey was anonymous and included initials to track the community plan area. A total of 257 surveys were sent out to owners. Completed surveys were returned with an overall response rate of 37%, down slightly from 40.5% in 2008. The survey revealed that 80% of second units are being rented (in comparison to 64% in 2008; units not yet built were not included), with rents ranging from \$0 to \$4,250. By excluding the 9% of survey respondents not charging any rent (to reduce skew), rents averaged \$1,634 compared to \$1,244 in 2012. Average occupancy was 1.39 persons per unit, a slight decrease from 2008.

Assuming that the average household spends 30% of its income on housing and that units in our sample are rented to two persons, data from the survey revealed the following breakdown of unit affordability based on household size:

- 0% of the units qualified as extremely low income,
- 6% as very low income (vs. 8% in 2008),
- 50% as low income (vs. 51% in 2008),
- 22% as moderate income (vs. 29% in 2008), and
- 22% as above moderate income or more (vs. 9% in 2008).

The survey revealed that up to 56% of second units in unincorporated Marin County are affordable to households at 80% AMI and below.¹⁵ Approximately 22% of the units reported no or reduced rent charged because a relative, friend, or employee lives in the unit. Overall, there was an increase in rental prices over the last four years.

Second Units and RHNA

Based on the empirical data presented above specific to second unit permits, Marin County anticipates that an additional 5 second units will be permitted on an annual basis through January 2023 (40 units total). This assumption is reflected in Figure IV-6: Available Land Inventory Summary – Remaining Units. Findings from the 2014 Second Unit Affordability Survey have been applied to reflect the rent distribution of second units.

Single Room Occupancy (SRO)

The Marin County Development Code contains language specific to the development of SROs. SROs are treated as any other residential use by the Development Code.

Manufactured Housing and Mobile Homes

Manufactured houses are treated as single-family dwellings and are subject to the same Development Code standards as stick-built structures, consistent with Government Code Section 65852.3. These housing types are specifically identified in the Development Code's definition of single-family dwelling. There are currently three mobile home parks in unincorporated Marin County, one with RX (Residential Mobile Home Park) zoning. According to the 2010 Census, 1.5% of dwelling units in the unincorporated County are mobile homes or similar types of housing. The agricultural worker housing project contemplates the use of these housing types.

Emergency (Homeless) Shelters, Supportive Housing, and Transitional Housing

Effective January 1, 2008, SB 2 (Chapter 633, Statutes of 2007) requires every California city and county to engage in a detailed analysis of emergency shelters and transitional and supportive housing in its next Housing Element revision, regulate zoning for these facilities, and broaden the scope of the Housing Accountability Act to include emergency homeless shelters as well as supportive and transitional housing.

Government Code Section 65583(a)(4) requires the County to accommodate the development of at least one year-round emergency shelter within its jurisdiction and to have capacity to accommodate the unmet needs of homeless individuals in emergency shelters.

Zoning for Emergency Shelters

In January 2012, Marin County amended the Development Code to accommodate the permitting of emergency homeless shelters within Planned Commercial (CP) and Retail Business (C1) districts, and standards were established in Section 22.32.095 so that homeless shelters as a use may be approved by the Agency Director through a ministerial action, consistent with SB2 requirements. Shelters are subject to the same development and management standards as other residential or commercial uses within the zone.

¹⁵ Tenants of second units for which no rent is charged are not necessarily very-low, low, or moderate income households. It was beyond the scope of the survey conducted among property owners to inquire into the household incomes of second unit tenants. Zero rents were not included in the distribution of housing costs.

Within the Planned Commercial (CP) zoning district, there are 73 assessor parcels, comprising 48 acres. The current uses include 10 vacant parcels, 18 publicly owned parcels, 1 private/non-taxed parcel, and 4 industrial parcels. The other 40 parcels support commercial uses or single-family dwellings. The average lot size is 0.69 acres. A land use analysis found that CP is the most feasible district given the adjacent uses, proximity to transit, general location, and status of available land. There are 18 parcels comprising 5.92 acres in the Retail Business (C1) zoning district. The current uses include 2 multi-family parcels, 4 vacant parcels, and 12 parcels with commercial uses. There is realistic potential for redevelopment or reuse within the C1 and CP zones as there are both vacant and underutilized parcels.

Three Marin County shelter locations in the cities of San Rafael and Novato accommodate an average of 125 beds per acre. Based on that average land requirement, these zoning districts can support well over 100 shelter beds, providing adequate capacity to meet the identified need for 96 year-round emergency shelter beds.

Zoning for Transitional and Supportive Housing

Marin County treats transitional and supportive housing in the same manner as any other residential use and does not require supportive and transitional housing to obtain any additional types of permits and approvals other than those required of any other residential development. Residential uses, including transitional and supportive housing, are permitted in the following zones: Agricultural and Resource-Related Districts, Single-Family Districts, Multi-Family Districts, Commercial Districts and Planned Office Districts.

To further simplify existing practice, clarifications in the zoning code have been made to encourage and enable transitional and supportive housing. Definitions of transitional housing and supportive housing as a residential use were added to the Development Code in January 2012. These definitions can be found below in Figure IV-13.

Figure IV-13: Definitions of Transitional and Supportive Housing

Definition
<p><i>Emergency shelter</i> is defined as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No person may be denied emergency shelter because of an inability to pay.” Health and Safety Code section 50801(e).</p>
<p><i>Transitional housing</i> is defined as “buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.” Health and Safety Code section 50675.2(h).</p>
<p><i>Supportive housing</i> is defined as “Housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.” Health and Safety Code section 50675.14(b).</p>

Housing Accountability Act

Marin County's zoning is in compliance with the Housing Accountability Act. The County limits the denial of housing development for very low, low, or moderate income households to the five criteria listed in CA Government Code Section 65589.5. This policy includes emergency shelter, transitional housing, and supportive housing.

Policies and Programs to Remove Barriers to Transitional and Supportive Housing

Marin County has incorporated into the Housing Element policies and programs that promote development of transitional and supportive housing. These programs include *1.d Study Ministerial Review for Affordable Housing*, and *2.e Support Efforts to House the Homeless*.

Agricultural Worker Housing

The County is collaborating with the Marin Community Foundation and the California Human Development Corporation (CHD) to develop a far reaching program to address the housing needs of agricultural workers and their families. The Marin Agricultural Housing program is a scattered-site housing project that proposes rehabilitation, replacement, or adding new units for up to 40 total homes over the next 5 years. Wherever feasible, the project will utilize green building principles, such as orientation for maximum solar gain, photovoltaic systems, and high-efficiency building materials. The program will seek funding from a variety of sources including the US Department of Agriculture, Marin Community Foundation, and the County Housing Trust.

The Constraints section contains a broad discussion on agricultural worker housing, including the zones that can accommodate agricultural worker housing. This Element includes programs that seek to expand and streamline opportunities for new development and to improve the existing stock of housing for agricultural workers (*2.j Promote the Development of Agricultural Worker Units*).

Housing in the Coastal Zone

The Coastal Zone encompasses non-federal lands extending inland approximately 1,000 yards from the mean high tide line of the sea, and includes the villages of Muir Beach, Stinson Beach, Bolinas, Olema, Inverness, Point Reyes Station, Marshall, Tomales, and Dillon Beach. Between 1988 and 2002, approximately 353 new residential units were constructed within the Coastal Zone. From January 2003 through June 2010, 158 new residential units were constructed within the Coastal Zone, the majority of which were single-family homes. Second units are permitted in the Coastal Zone area.

Marin County policies direct multi-family development permitted in the Coastal Zone to the various villages as infill. Towards this end, Community Expansion Boundaries (CEBs) are in effect in the four villages of Olema, Point Reyes Station, Tomales, and Dillon Beach.

The West Marin community has consistently advocated for affordable housing in the western part of the County and has generally supported policies that promote agricultural and affordable workforce housing. Four affordable housing developments of note in the Coastal Zone are:

- Gibson House, a refurbished commercial bakery that now provides eight affordable rental SRO units;
- Bolinas Gas Station, a mixed use project that includes a service station converted to 8 residential units, a gasoline station, local retail, and community meeting space;
- Point Reyes Affordable Homes, which provides 26 low-income rentals and 8 moderate-income homeownership units; and
- Walnut Place, which provides 24 rental apartments to low income seniors.

Programs relating to the Coastal Zone will be consistent with the Local Coastal Program, an update of which was recently completed.

Loss of Affordable Housing through Demolitions and Conversions

Between 1999 and 2014, approximately 59 demolition permits were granted in unincorporated Marin County. Given the high value of developed land in the County, demolitions are almost exclusively replaced with new construction, and therefore have no impact as lost housing units. However, the impact is a housing stock of larger, much more expensive homes, which changes the fabric of the community and further reduces affordable housing stock. Conversion and demolition has not significantly reduced the housing stock in Marin during the period of 1989 to the present.

Marin County has a condominium conversion ordinance that prevents conversion of rental units to condominiums if the proposed conversion would reduce the countywide rental vacancy rate below five percent based on the most recent U.S. Census or estimate by HUD; or if it would reduce the ratio of multi-family rental units to less than 25% of the total number of dwelling units in the County, with no replacement rental housing being provided.¹⁶ The vacancy rate has been at or less than 5% since adoption of the ordinance. According to 2010 Census data, rental vacancies were estimated at 5.2% in unincorporated Marin.¹⁷

Opportunities for Energy Conservation

Housing elements are required to identify opportunities for energy conservation. Since the deregulation of energy companies in 1998, the price of energy has skyrocketed. With such an increase in prices, energy costs can account for a substantial portion of housing costs. There are a number of programs offered locally, through the local energy distributor (PG&E), Marin's own clean energy provider (Marin Clean Energy, or MCE Authority), and through the State of California that provide cost-effective energy savings. The County makes information regarding energy conservation available to the public.

Effective energy conservation measures built into or added to existing housing can help residents manage their housing costs over time and keep lower income households' operating costs affordable. There are several significant areas in which the County of Marin is encouraging energy conservation in new and existing housing:

- All residential projects requiring discretionary planning review must meet a minimum threshold for the green building certification program.
- The Housing Rehabilitation Loan Program assists low income owners in the rehabilitation of older housing units, which can include energy efficiency improvements.
- The County has sponsored various incentives, such as free solar and green building technical assistance programs that assist owners in converting to green energy technologies and green building techniques.
- Land use policies in the 2007 Countywide Plan promote more compact neighborhoods, encourage in-fill development, and promote cluster development.

¹⁶ Marin County Code Section 22.88.030

¹⁷ 2010 Census, U.S. Census Bureau

- Marin Clean Energy offers multi-family properties free walk-through energy assessments to identify potential energy and cost savings opportunities and no-cost direct install measures for tenants such as incandescent bulb exchanges.
- The County's California Youth Energy Services Program offers homeowners and renters Green House Calls, which can include the exchange of incandescent bulbs, installation of water saving fixtures and clotheslines at no cost to the resident.

Through these and other conservation measures, the County seeks to help minimize the proportion of household income that must be dedicated to energy costs, as well as to minimize the use of nonrenewable resources (*Program 1.h Promote Resource Conservation*).

Section V: Goals, Policies & Programs

Housing Objectives

State law requires each jurisdiction to address how it will satisfy the objectives for new residential units as represented by the Regional Housing Needs Allocation (RHNA). Means of achieving the development of these units should be outlined through policies and programs in the Housing Element. The County's housing provision objectives are described in Figures IV-2 and IV-3.

Marin County's housing policies and programs have been revised to reflect the major themes identified through the County's community outreach process and a critical evaluation of the programs and policies from the 2003 Housing Element (found in Appendix B: Evaluation of 2003 Housing Element Programs). Implementing programs are grouped by the housing goals described below.

Goal 1 Use Land Efficiently

Use Marin's land efficiently to meet housing needs and implement smart and sustainable development principles.

Goal 2 Meet Housing Needs through a Variety of Housing Choices

Respond to the broad range of housing needs in Marin County by supporting a mix of housing types, densities, affordability levels, and designs.

Goal 3 Ensure Leadership and Institutional Capacity

Build and maintain local government institutional capacity and monitor accomplishments so as to respond to housing needs effectively over time.

Policies are organized around three central ideas for facilitating development of housing affordable to lower income households in Marin:

- Provide clear development standards and incentives for affordable housing developments to minimize risk to funders and developers.
- Minimize discretionary review; streamline the permitting process.
- Establish programs appropriate to various Marin locations (urban vs. rural) and be responsive to the local community.

These ideas have been carried through in the Housing Element update. For example, in direct response to input received from the development community and the housing advocacy community programs are included to build support for moderate and lower income housing.

A summary list of programs, responsible entities, funding, and implementation timeframes are identified in Appendix G: Housing Element Program Implementation. Policies and programs from other elements of the Countywide Plan are displayed parenthetically in cases where they either demonstrate consistency with Housing Element programs or are further implemented through the Housing Element. An evaluation and status update of programs from the 2007-2014 Housing Element is included in Appendix B.

Housing Goal 1: Use Land Efficiently

Use Marin's land efficiently to meet housing needs and to implement smart and sustainable development principles.

Policy 1.1 Land Use

Enact policies that encourage efficient land use regulations which foster a range of housing types in our community.

Policy 1.2 Housing Sites

Recognize developable land as a scarce community resource. Protect and strive to expand the supply and residential capacity of housing sites, particularly for lower income households.

Policy 1.3 Development Certainty

Promote development certainty and minimize discretionary review for affordable and special needs housing through amendments to the Development Code.

Policy 1.4 Design, Sustainability, and Flexibility

Enact programs that facilitate well designed, energy efficient development and flexibility of standards to encourage outstanding projects.

Implementing Programs

1.a Establish Minimum Densities on Housing Element Sites. The County shall not approve development on sites identified in the Housing Element with fewer units than shown in the Sites Inventory and Analysis, unless physical or environmental constraints preclude development at the minimum density and the findings in Government Code Section 65863 can be made. If development on a site is to occur over time, the applicant must show that the proposed development does not prevent subsequent development of the site to the density shown in the Sites Inventory and Analysis. If a reduction in residential density for any parcel would render the sites inventory inadequate to accommodate the County's Regional Housing Need Allocation, the County must identify sufficient additional, adequate, and available sites with an equal or greater residential density in the jurisdiction so that there is no net loss of residential unit capacity.

1.b Evaluate Multi-family Land Use Designations. Conduct a comprehensive analysis of multi-family land use to evaluate whether multi-family zoning is appropriately located. Possible outcomes of this analysis could include:

- a.** Adjust zoning maps as appropriate and redistribute multi-family zoning to locations suitable for multi-family development.
- b.** Avoid designating or rezoning multi-family residential land for other uses or to lower densities without rezoning equivalent land for higher density multi-family development.
- c.** Identify sites for multi-family, mixed-use, affordable workforce, and special needs housing, when undertaking community planning and zoning processes.

1.c Evaluate the Housing Overlay Designation. Analyze the Housing Overlay Designation (HOD) policy in the Countywide plan for its effectiveness in encouraging the construction of housing for lower income workforce and special needs populations. Amend the Countywide Plan if it is determined that changes are necessary to make the program more effective.

- a.** Amend Countywide Plan Policy CD-2.3 to remove the requirement that HOD sites shall not comply with the mixed-use criteria.

1.d Study Ministerial Review for Affordable Housing. Study the implications and opportunities for establishing a ministerial review process for affordable housing. A ministerial process could employ multi-family residential design guidelines and incorporate environmental protection measures consistent with the Countywide Plan. Upon completion of the study, consider either permitting affordable housing projects ministerially or through a streamlined process of discretionary design review.

1.e Consider Adjustments to Second Unit Development Standards. Consistent with SB1866, continue to enable construction of well-designed second units in both new and existing residential neighborhoods as an important way to provide workforce and special needs housing. Also pursue the following:

- a. Consider amending Development Code Section 22.56.050.I to permit larger sized second units of up to 1000 square feet to increase flexibility and to provide housing for families and for individuals in need of in-home care services. Consider deed restrictions on units larger than 750 square feet to preserve affordability.
- b. Reduce fees for second units in recognition of their small size and the low impact of second units. Pursue reductions in road impact and traffic fees, coastal permit fees, and design review fees.
- c. Develop standards to allow flexibility of second unit parking requirements, such as off-site parking, and curb and shoulder parking along a property's frontage.
- d. Consider adjustments in septic standards for second units.
- e. Consider amending Development Code Section 22.56.050.A to remove the owner occupancy requirement.

1.f Review and Consider Updating Parking Standards. Analyze the parking needs of infill, transit-oriented, mixed-use, special needs, group homes, convalescent homes, multi-family, senior, and affordable housing developments. In order to facilitate these housing types and to reduce vehicle dependence, consider amending Marin County Code Title 24 to reduce parking standards wherever appropriate. Possible amendments could include but are not limited to:

- Reduction of onsite vehicular ratios for multi-family housing;
- Allowance of tandem parking and other flexible solutions, such as parking lifts;
- Allowance of off-site parking, such as on-street parking and use of public parking, to satisfy a portion of the parking needs for new housing units, particularly affordable units;
- Establishment of parking standards for mixed-use developments such as shared parking.
- Ensure that parking impacts are not created in adjacent neighborhoods.

1.g Codify Affordable Housing Incentives Identified in the Community Development Element. Amend County Code to implement the provisions of the Countywide Plan by codifying certain affordable housing incentives. These should include:

- a. Adjust parking requirements for senior and affordable housing using criteria established in the URBEMIS model to encourage transit-oriented development. (CD-2.d.8)
- b. Exempt affordable housing projects and second units from paying the full cost of impact fees. (CD-5.j)
- c. Identify incentives to strongly encourage residential and mixed-use development in commercial zoning districts. (DES-2.c)

1.h Promote Resource Conservation. (EN-1.b-f, EN-3.a, EN-3.e-i and EN-3.k) Continue to promote development and construction standards for new and rehabilitated dwellings that

encourage resource conservation through materials selection, water conservation, community design, energy efficiency, and the use of renewable energy through the following:

- a. Adopt green building requirements for new single-family and multi-family residential construction projects, additions, and remodels that require compliance with energy efficiency and conservation requirements that exceed State standards. Require verification of these measures.
- b. Consistent with the Countywide Plan, adopt Leadership in Energy and Environmental Design (LEED) Gold certification requirements for development and major remodels of public buildings where feasible.
- c. Evaluate the feasibility of carbon neutral construction for new single-family dwellings.
- d. Continue to enforce the Single-Family Dwelling Energy Efficiency Ordinance that requires new residential projects, additions, and remodels to exceed Title 24 requirements by a minimum of 15%.
- e. Explore a program consistent with AB 811 that provides to homeowners loans repayable through the property tax bill for energy efficiency, water conservation, and renewable energy generation upgrades.
- f. Work with the Marin Housing Authority to provide applicants for rehabilitation loans for upgrading their residences with green materials and energy conserving measures.
- g. Continue to provide free technical assistance to architects, developers, green businesses, homeowners, and other agencies.

1.i Consider Simplifying Review of Residential Development Projects in Planned Districts.

- a. Consider amending the Development Code to establish criteria for ministerial review of residential development projects in planned zoning districts. Criteria may be established for characteristics such as setbacks, height limits, floor area ratios, buffers from sensitive habitats, and slope constraints, among others.
- b. Consider amendments that would allow Master Plans to establish site specific criteria for ministerial review of subsequent development projects.

1.j Consider Adjusting Height Limits for Multi-family Residential Buildings. Consider amending the Development Code to increase the allowable height for multi-family residential development, while preserving the essential design characteristics that define the qualities and livability of adjacent communities.

1.k Clarify applicability of State Density Bonus. Evaluate policies in the Countywide Plan and Development Code for housing opportunity sites to ensure consistency with Government Code § 65915-65918. Amend the Countywide Plan and Development Code as appropriate.

Housing Goal 2: Meet Housing Needs through a Variety of Housing Choices

Respond to the broad range of housing needs in Marin County by supporting a mix of housing types, densities, affordability levels, and designs.

Policy 2.1 Special Needs Groups

Promote the development and rehabilitation of housing for special needs groups, including seniors, people living with disabilities, agricultural workers, individuals and families who are homeless, people in need of mental health care, individuals with developmental disabilities, single-parent families, large families, extremely low income households, and other persons identified as having special housing needs in Marin County. Link housing to programs of the Department of Health and Human Services in order to coordinate assistance to people with special needs.

Policy 2.2 Housing Choice

Implement policies that facilitate housing development and preservation to meet the needs of Marin County's workforce and low income population.

Policy 2.3 Incentives for Affordable Housing

Continue to provide a range of incentives and flexible standards for affordable housing in order to ensure development certainty and cost savings for affordable housing providers.

Policy 2.4 Protect Existing Housing

Protect and enhance the housing we have and ensure that existing affordable housing will remain affordable.

Implementing Programs

2.a Encourage Housing for Special Needs Households. Continue to work with affordable housing providers and funders on opportunities to construct or acquire a variety of types of affordable housing appropriate for special needs groups, including individuals with developmental disabilities and extremely low income households. Specific types of housing include:

- Smaller, affordable residential units, especially for lower income single-person households.
- Affordable senior housing to meet the expected needs of an aging population, including assisted housing and board and care (licensed facilities).
- Affordable units with three or more bedrooms for large-family households.
- Affordable housing that can be adapted for use by people with disabilities (specific standards are established in California Title 24 Accessibility Regulations for new and rehabilitation projects).

2.b Enable Group Residential Care Facilities. Continue to comply with State and Federal law by allowing group homes with special living requirements consistent with the County's land use regulations.

2.c Make Provisions for Multi-family Housing Amenities. Continue to ensure that adequate provisions are made in new developments for families with children, including consideration of amenities such as tot lots, play yards, and childcare.

2.d Foster Linkages to Health and Human Services Programs. Continue to seek ways to link services for lower income people to provide the most effective response to homeless or at-risk individuals.

2.e Support Efforts to House the Homeless. Support Countywide programs to provide for a continuum of care for the homeless, including emergency shelter, transitional housing, supportive housing, and permanent housing. Participate in efforts and allocate funds, as appropriate, for County and nonprofit programs providing emergency shelter and related support services.

2.f Engage in a Countywide Effort to Address Homeless Needs. Continue to actively engage with other jurisdictions in Marin to provide additional housing and other options for the homeless, supporting and implementing *Continuum of Care* actions in response to the needs of homeless families and individuals.

- 2.g Ensure Reasonable Accommodation.** Consistent with SB 520 enacted January 1, 2002, reduce barriers in housing for individuals with disabilities through the following actions:
- a. Develop guidelines encouraging the principles of universal design. Evaluate possible incentives to developers who incorporate principles of universal design and advance visitability.
 - b. Consider allowing up to 50% reduction in parking requirements for disabled housing, as allowed for senior housing.
- 2.h Require Non-discrimination Clauses.** Continue to provide nondiscrimination clauses in rental agreements and deed restrictions for housing constructed with County participation.
- 2.i Increase Tenants Protections.** Explore providing rental protections, such as:
- Noticing of rental increases
 - Relocation costs
 - Just-cause eviction
 - Rent stabilization
 - Rent control
- 2.j Promote the Development of Agricultural Worker Units.** Pursue policy changes that promote the development of agricultural worker units.
- a. Consider ministerial review of applications for agricultural worker units in order to expedite the permitting process and facilitate the development of legal agricultural worker units.
 - b. As the County undertakes an update of the Local Coastal Program (LCP), revise the C-APZ zoning district to allow certain agricultural worker housing as a permitted agricultural use, demonstrating consistency with California Health and Safety Code Section 17021.6.
 - c. Consider a program to facilitate the legalization of agricultural worker housing units.
 - d. Seek funding opportunities to assist with rehabilitation and replacement of agricultural worker housing units.
 - e. Amend the Development Code to clarify provisions for agricultural worker housing.
- 2.k Promote and Ensure Equal Housing Opportunity.** Continue to promote equal housing opportunities for all persons and assure effective application of fair housing laws. To the extent possible, the County will ensure that individuals and families seeking housing in Marin County are not discriminated against on the basis of race, color, religion, marital status, disability, age, sex, family status (presence of children), national origin, or other arbitrary factors, consistent with the Fair Housing Act.
- a. Provide written material at public locations throughout the County and on the County's public website. Information regarding equal housing opportunity laws shall be made available to the public. A pamphlet on equal housing opportunity shall be prepared and distributed to the public at the Civic Center and government outlets.
 - b. Continue to collaborate with Fair Housing of Marin, such as ongoing representation on the Fair Housing Task Force by a member of the County staff.
 - c. Conduct public outreach and complete an Analysis of Impediments to Fair Housing to identify private and public barriers to fair housing choice. Seek to implement recommendations from the work plan of the Analysis of Impediments.
- 2.l Deter Housing Discrimination.** Continue to refer discrimination complaints to Fair Housing of Marin or other appropriate legal services, County or State agencies.

2.m Implement the Inclusionary Housing Policy. Continue to implement Development Code Section 22.22 regarding inclusionary housing for low income households in order to increase affordable housing construction, as follows:

- a. Apply flexibility to allow for maximum affordable housing outcomes (either units or funds).
- b. Maintain targets for very low income rental units and low income ownership units, such as 30% to 60% AMI for rental units, and 50% to 80% AMI for ownership units.
- c. Inclusionary units shall be deed-restricted to maintain affordability on resale to the maximum extent possible (preserve existing policy of in-perpetuity or at least 55 years).
- d. Update Section 22.22 to reflect the 2009 California Court of Appeal decisions commonly referred to as Palmer and Patterson.

2.n Apply Long-Term Housing Affordability Controls. The County or its designee(s) will continue to apply resale controls and rent and income restrictions to ensure that affordable housing provided through local funding, incentives, or as a condition of development approval remains affordable over time to the income group for which it is intended.

2.o Encourage Land Acquisition and Land Banking. Encourage land acquisition and land banking for future affordable projects as a way to assist development of affordable housing. Study best practices and research potential funding sources. As opportunities arise and feasible properties come available, work with local housing providers to preserve them for affordable housing.

2.p Expedite Permit Processing of Affordable and Special Needs Housing Projects. Define fast-tracking and establish milestones for expedited permit processing for affordable housing projects, as well as green projects, childcare facilities, special needs housing, and agricultural worker housing projects. Specific timelines for fast-tracked projects that will result in expedited review will be established. Coordinate this process with appropriate County departments and outside agencies to establish clear and specific timelines for review. Employ updated information technology to track turn-around times and monitor the permitting process.

2.q Study Best Practices for Housing Choice Voucher Acceptance. Support Marin Housing Authority in their efforts to maximize voucher utilization and ensure that low income renters are able to rent in place. Consider the following:

- Outreach to property owners and managers, possibly through a landlord liaison position
- Explore tax incentives for renting to low income renters
- Conduct coaching sessions for low income renters

2.r Encourage First-Time Homebuyer Programs. Continue to support first-time homebuyer programs for low and moderate income households, as funding is available, and combine such programs with housing counseling programs whenever possible.

2.s Link Code Enforcement with Public Information Programs. Continue to implement housing, building, and fire code enforcement to ensure compliance with basic health and safety building standards. Provide referrals to rehabilitation loan programs and subsidized housing programs for use by qualified residents.

2.t Assist in Maximizing Use of Rehabilitation Programs. Continue to promote use of low-income homeowners' assistance for housing rehabilitation. Utilize Federal Community Development Block Grant (CDBG) funds, administered by the Marin Housing Authority, that are

available for this purpose, or other sources to the extent possible, given program funding criteria and local need.

2.u Monitor Rental Housing Stock. Ensure that existing housing is conserved as part of the County's affordable housing stock, including State, Federal, and locally-assisted subsidized developments.

- a. Identify and monitor affordable properties at risk of conversion to market rate. Ensure that tenants receive appropriate noticing, education and relocation assistance where appropriate.
- b. Continue to work with and provide technical assistance to property owners and nonprofit organizations to acquire and rehabilitate affordable rental housing units in order to maintain ongoing affordability of the units and to convert market rate units to affordable units.
- c. Provide support to purchaser of the Coast Guard residential facility in Point Reyes Station to facilitate conversion of existing housing to long-term deed restricted units affordable to low and moderate income households.
- d. Ensure that all units receiving committed assistance from the County for conversion from market rate to affordable carry affordability restrictions of 55 years, or the maximum allowed under the State or Federal funding source.

2.v Study Housing Needs and Constraints Specific to West Marin. Identify housing needs and constraints specific to rural and coastal areas of the County. Work with communities on solutions to address needs and constraints identified.

Housing Goal 3: Ensure Leadership and Institutional Capacity

Build and maintain local government institutional capacity and monitor accomplishments to respond to housing needs effectively over time.

Policy 3.1 Coordination

Take a proactive approach in local housing coordination, policy development, and communication. Share resources with other agencies to effectively create and respond to opportunities for achieving housing goals.

Policy 3.2 Research, Monitoring, and Evaluation

Perform effective management of housing data relating to Marin County housing programs, production, and achievements. Monitor and evaluate housing policies on an ongoing basis, and respond effectively to changing housing conditions and needs of the population over time.

Policy 3.3 Funding

Actively and creatively seek ways to increase funding resources for lower income and special needs housing.

Implementing Programs

3.a Consider Methods for Improving County’s Outreach with Respect to Affordable Housing. Address community opposition to homes for moderate and lower income families through education and outreach. Consider:

- Providing more information in planning documents about standards for affordable housing
- Using visual simulations and imagery from comparable projects
- Conducting interactive public workshops
- Coordinating housing providers and supporters
- Co-sponsoring an event for affordable housing week, such as a tour of existing affordable homes

3.b Advance Organizational Effectiveness. Continue to seek ways to organize and allocate staffing resources effectively and efficiently to encourage and implement effective housing policy Countywide. Opportunities to enhance Marin County’s capabilities may include:

- Sharing or pooling resources and coordinating tasks among multiple jurisdictions in implementing common housing programs.
- Initiating regular dialogue with Marin jurisdictions related to affordable housing policies, practices, and development updates.
- When requested, providing technical assistance related to housing development and funding to local Marin jurisdictions.
- Enhancing relationships and partnerships with nonprofit service providers.

3.c Provide and Promote Opportunities for Community Participation in Housing Issues. Continue to undertake effective and informed public participation from all economic segments and special needs communities in the formulation and review of housing issues. Include the following:

- a. Coordinate community meetings. Strongly encourage developers to hold community meetings with stakeholders and County staff as part of any major development pre-application process.

- b. Conduct community outreach activities. Provide ongoing outreach and a forum for discussion of housing issues through presentations and increased awareness of housing programs.
- c. Provide public information to improve awareness of housing needs, issues, and programs through websites, fact sheets, and presentations.
- d. Coordinate with interested groups including local businesses, housing advocacy groups, and neighborhood groups to build public understanding and support for workforce and special needs housing.

3.d Coordinate with Regional Transportation and Housing Activities. Continue to coordinate with regional planning bodies, such as the Association of Bay Area Governments, Congestion Management Agency, Transportation Authority of Marin, Sonoma Marin Area Rapid Transit, and Metropolitan Transportation Commission to facilitate transit-oriented housing development by using the incentives and other means provided through regional transportation plans.

3.e Coordinate with Other Agencies. Coordinate with other regulatory agencies and special districts to facilitate and streamline the development of affordable and special needs housing. Pursue fee waivers and expedited review for affordable and special needs housing.

3.f Promote Countywide Collaboration on Housing. Work with Marin cities and towns to address regional planning and housing issues.

3.g Preserve Existing Housing Stock. Strive to protect existing housing stock that offers a range of housing choice and affordability.

- a. Work with residents, property owners, agencies, and non-profit groups to seek ways to assist in the long-term protection of rental and low cost housing, including mobile homes, mobile home parks, and manufactured housing.
- b. Consider an ordinance to require developers to provide relocation assistance for current residents when units are converted to other uses.
- c. Conduct a comprehensive analysis of legal non-conforming multi-family properties to establish the extent to which the County's existing rental stock may be compromised by the underlying zoning. If determined appropriate, institute a program whereby legal non-conforming properties with existing multi-family housing may maintain the existing residential intensity on the property, and encourage income restrictions for affordable housing through incentives (CD-2.o).
- d. Identify funding and other resources to preserve affordable units at risk of conversion to market rate.

3.h Monitor Inclusionary Housing Programs. Regularly evaluate the progress and effectiveness of the inclusionary housing programs in the Development Code.

- a. Monitor the residential inclusionary programs in Development Code Chapter 22.22 for their effectiveness, including the number of units constructed and amount of fees collected and deposited in the Affordable Housing Trust Fund.
- b. Update on a regular basis the in-lieu fees for residential development (Development Code Section 22.22.080.C).
- c. Continue to monitor the Jobs/Housing Linkage Ordinance (Development Code Section 22.22.095), and ensure that commercial and industrial projects provide either on-site employee housing or fees to develop housing.
- d. Update on a regular basis the in-lieu participation fees for commercial and industrial development.

3.i Undertake Housing Element Monitoring, Evaluation, and Revisions. Establish a regular monitoring and annual update process to assess housing needs and achievements and to provide a process for modifying policies, programs, and resource allocations as needed in response to changing conditions.

- a. Undertake Housing Element updates as required, in accordance with State law.
- b. Conduct an annual Housing Element review.

3.j Provide and Participate in Local Affordable Housing Training and Education. Continue to encourage and participate in training sessions with local groups, decision makers, and staff to review potential constraints on and opportunities for creating affordable housing. Issues may include housing needs, financing, density, developmental delays, and management.

3.k Provide Leadership to the Marin Workforce Housing Trust. Participate on the Board of the Marin Workforce Housing Trust. Continue to ensure that housing for extremely low income and special needs populations is prioritized in funding.

3.l Assist with Local Funding for Affordable Housing. Continue to seek ways to reduce housing costs for lower income workers and people with special needs by continuing to utilize local, State, and Federal assistance to the fullest extent possible to achieve housing goals and by increasing ongoing local resources. This would include efforts to:

- a. Provide technical and financial resources to support development of affordable housing in the community, especially housing that meets the needs of the local workforce, people with special housing needs, and people with extremely low incomes.
- b. Partner with philanthropic organizations to help finance affordable housing developments and continue to participate in other rental assistance programs.

3.m Raise Funds from a Variety of Sources. Maintain and monitor existing and seek additional streams of financing to add to or match Housing Trust funds. Work with community and elected leaders to identify potential revenue sources, considering the following:

- In-lieu fee payments under inclusionary requirements (residential and non-residential developments).
- Transient Occupancy Tax increase.
- Affordable Housing Impact Fee on single-family homes.
- Document Transfer Fee.
- Transfer Tax increase.

3.n Coordinate Among Project Funders. Continue to ensure access to, and the most effective use of, available funding in Marin County by providing a mechanism for coordination among local affordable housing funders. Include regular meetings of local funders such as:

- Marin Community Foundation
- Federal Grants
- Marin Workforce Housing Trust
- Marin County Housing Trust
- Transportation Authority of Marin

3.o Utilize Federal Grants Division Funding. Continue funding activities through the Federal Grants Division for affordable housing purposes throughout eligible Marin jurisdictions.

- a. Fund the Rehabilitation Loan Program that allows low and very low income homeowners to access forgivable loans to upgrade their homes.
- b. Fund affordable housing projects through the CDBG and HOME programs.

- c. Administer the Housing Opportunities for Persons with Aids (HOPWA) program to provide ongoing deep rental subsidies for individuals and families throughout the County.

APPENDICES:

- A: Evaluation of 2007-2014 Regional Housing Needs Allocation**
- B: Evaluation of 2007-2014 Housing Element Programs**
- C: Summary of Public Outreach**
- D: Inventory of Homeless Housing Resources**
- E: Fee Schedule**
- F: Site Inventory Profiles**
- G: Housing Element Program Implementation 2015-2023**
- H: Summary of Requirements for On- and Off-site Improvements**
- I: Development Standards and Permit Requirements**
- J: Flood Management (§65302)**
- K: Environmental Review of Housing Projects**

APPENDIX A: EVALUATION OF 2007-2014 REGIONAL HOUSING NEEDS ALLOCATION
Units Built and Approved 2007 to 2014¹

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Subtotal Affordable Units	Above Moderate Income	Total
Miscellaneous Housing Element Programs							
Second Units	1	10	50	51	112		112
Attached and Detached Single Family Homes						208	208
Market Rate Rentals (Multi-Family)							0
<i>Subtotal from Miscellaneous Housing Programs</i>	<i>1</i>	<i>10</i>	<i>50</i>	<i>51</i>	<i>112</i>	<i>208</i>	<i>320</i>
Housing from Identified Sites							
Gates Cooperative ²		15	8		23		23
Total Units	1	25	58	51	135	208	343
Regional 'Fair Share' Housing Need 2007-2014	91	92	137	169	489	284	773
Percent of RHNA Met	>1%	27%	36%	30%	27%	73%	44%

¹ Units built and approved January 1, 2007 – June 30, 2014

² Site identified in the 2003 Housing Element

Appendix B: Evaluation of 2007-2014 Housing Element Programs

2007-2014 Housing Element Goal, Policy, or Program	Goal, Policy or Program Title	Achievements/ Results <i>quantified if possible</i>	Evaluation of Barriers to Implementation <i>Was it successful? Reasons why it was or was not implemented or not able to meet its objectives</i>	Recommendations for the Housing Element Update <i>Carry forward as is/ carry forward with modifications (specify) or delete</i>
Goal 1	Use Land Efficiently	On-going		Carry forward as is
Policy 1.1	Land Use			Carry forward as is
Policy 1.2	Housing Sites			Carry forward as is
Policy 1.3	Development Certainty			Carry forward as is
Policy 1.4	Design, Sustainability and Flexibility			Carry forward as is
Program 1.a	Establish Minimum Densities on Housing Element Sites	Complete	Successfully implemented	Carry forward as is
1.b	Conduct a Comprehensive Affordable Housing Sites Inventory	Completed through the community Housing Element Taskforce. Over 35 sites evaluated for the multifamily housing at increased densities	Successfully implemented	Delete; successfully completed.
1.c	Establish an Affordable Housing Combined Zoning District	Complete. New AH coming district added to the CWP and Dev Code and 3 new sites rezoned.	Successfully implemented	Delete; successfully completed.
1.d	Streamline the Review of Affordable Housing	Complete. Changes made to the Dev Code in 2010 and 2012	Successfully implemented	Delete because it was successfully completed.
1.e	Study Ministerial Review for Affordable Housing	Not yet implemented	Not implemented due to staffing resources because of delay in completing the Housing Element	Carry forward as is

2007-2014 Housing Element Goal, Policy, or Program	Goal, Policy or Program Title	Achievements/ Results <i>quantified if possible</i>	Evaluation of Barriers to Implementation <i>Was it successful? Reasons why it was or was not implemented or not able to meet its objectives</i>	Recommendations for the Housing Element Update <i>Carry forward as is/ carry forward with modifications (specify) or delete</i>
1.f	Develop Multi-family Design Guidelines	Complete. Adopted by the BOS December 2013	Successfully implemented	Delete because it was successfully completed.
1.g	Undertake Adjustments to Second Unit Development Standards	Partially completed with the 2012 Dev Code changes	Partially implemented. Time and resources prevented completion	Carry forward with modifications to delete subprograms c and g because they are complete, and subprogram f because it was considered by the PC and not implemented.
1.h	Allow Rental of Detached Accessory Structures	Completed with 2012 Dev Code Amendments	Successfully implemented	Delete; successfully completed.
1.i	Review and Update Parking Standards	Not yet implemented	Not implemented due to staffing resources because of delay in completing the Housing Element	Carry forward as is
1.j	Zone and Provide Appropriate Standards for SRO Units	Completed with 2013 Dev Code Amendments	Successfully implemented	Delete; successfully completed.
1.k	Zone and Provide Appropriate Standards for Homeless Shelters	Completed with 2012 Dev Code Amendments	Successfully implemented	Delete; successfully completed.
1.l	Enable Transitional and Supportive Housing	Completed with 2012 Dev Code Amendments	Successfully implemented	Delete; successfully completed.
1.m	Codify Affordable Housing Incentives Identified in the Community Development Element	Partially completed with the 2012 Dev Code changes	Partially implemented with 2012 Dev Code changes, included in 22.24.020. Time and resources prevented completion	Carry forward with modifications. Delete subprograms "a" and "d" they were completed.
1.n	Promote Resource Conservation	Currently implementing	On-going	Carry forward as is

2007-2014 Housing Element Goal, Policy, or Program	Goal, Policy or Program Title	Achievements/ Results <i>quantified if possible</i>	Evaluation of Barriers to Implementation <i>Was it successful? Reasons why it was or was not implemented or not able to meet its objectives</i>	Recommendations for the Housing Element Update <i>Carry forward as is/ carry forward with modifications (specify) or delete</i>
1.o	Simplify Review of Residential Development Project in Planned Districts	Not yet implemented	Delay in implementation due to staffing and resources. Scheduled for implementation in FY 15/16.	Carry forward as is
1.p	Adjust Height Limits for Multi-family Residential Buildings	Partially implemented. Height limits established in conventional districts but not planned zoning districts.	Implementation in Planned Zoning Districts will be part of an extensive package of Development Code amendments.	Carry forward as is
1.q	Clarify Applicability of State Density Bonus	In process	Delay in implementation due to need for further analysis	Carry forward as is
Goal 2	Meet Housing Needs Through a Variety of Housing Choices			Carry forward as is
Policy 2.1	Special Needs Groups			Carry forward as is
Policy 2.2	Housing Choice			Carry forward as is
Policy 2.3	Incentives for Affordable Housing			Carry forward as is
Policy 2.4	Protect Existing Housing			Carry forward as is
Program 2.a	Encourage Housing for Special Needs Households	Currently implementing	On-going	Carry forward as is
2.b	Enable Group Residential Care Facilities	Currently implementing	On-going	Carry forward as is
2.c	Make Provisions for Multi-Family Housing Amenities	Currently implementing	On-going	Carry forward as is
2.d	Foster Linkages to Health and Human Services Programs	Currently implementing	On-going	Carry forward as is

2007-2014 Housing Element Goal, Policy, or Program	Goal, Policy or Program Title	Achievements/ Results quantified if possible	Evaluation of Barriers to Implementation <i>Was it successful? Reasons why it was or was not implemented or not able to meet its objectives</i>	Recommendations for the Housing Element Update <i>Carry forward as is/ carry forward with modifications (specify) or delete</i>
2.e	Support Efforts to House the Homeless	Currently implementing	On-going	Carry forward as is
2.f	Engage in a Countywide Effort to Address Homeless Needs	Currently implementing	On-going	Carry forward as is
2.g	Ensure Reasonable Accommodation	Partially completed	Partially implemented with adoption of Reasonable Accommodation Ordinance, December 2013.	Carry forward with modifications. Delete subprograms "a" and "b"; successfully completed.
2.h	Require Non-discrimination Clauses	Currently implementing	On-going	Carry forward as is
2.i	Modify Development Code to Reflect Williamson Act	Complete	Complete with the 2014 Dev Code changes	Delete; successfully completed.
2.j	Promote the Development of Agricultural Worker Units in Agricultural Zones	Partially completed and on-going	Partially implemented with 2012 Dev Code changes and Marin Ag Housing Program to fund housing. Time and resources prevented completion of other programs.	Carry forward with modifications. Delete subprogram "e"; successfully completed
2.k	Promote and Ensure Equal Housing Opportunity	Currently implementing.	On-going	Carry forward as is
2.l	Deter Housing Discrimination	Currently implementing	County partners w/ local nonprofits and advocacy groups on diversity and equal opportunity issues and works w/ CDBG Priority Setting Committee	Carry forward as is
2.m	Implement the Inclusionary Housing Policy	Currently implementing	On-going	Carry forward as is
2.n	Apply Long-Term Housing Affordability Controls	Currently implementing	On-going. The County requires long-term affordability restrictions on all inclusionary and funded units	Carry forward as is
2.o	Encourage Land Acquisition and Land Banking	Currently implementing	Limited success because of lack of available funding and limited developable land	Carry forward as is

2007-2014 Housing Element Goal, Policy, or Program	Goal, Policy or Program Title	Achievements/ Results <i>quantified if possible</i>	Evaluation of Barriers to Implementation <i>Was it successful? Reasons why it was or was not implemented or not able to meet its objectives</i>	Recommendations for the Housing Element Update <i>Carry forward as is/ carry forward with modifications (specify) or delete</i>
2.p	Expedite Permit Processing of Affordable and Special Needs Housing Projects	Currently implementing	Limited success because of lack of affordable housing developments seeking permits	Carry forward as is
2.q	Consider CEQA Expedited Review	Currently implementing	Complete with the Housing Element SEIR	Delete as it was successfully completed.
2.r	Continue First Time Homebuyer Programs	Currently implementing	Limited success because of lack of available funding and limited developable land	Carry forward as is
2.s	Link Code Enforcement with Public Information Programs	Currently implementing	on-going	Carry forward as is
2.t	Assist in Maximizing Use of Rehabilitation Programs	Currently implementing	On-going. The County used Rehab funds for the Gates project which is bringing 38 houseboats for lower income households up to code.	Carry forward as is
2.u	Monitor Rental Housing Stock	Currently implementing	Ridgeway Apartments successfully converted to 100% affordable housing and all requirements met.	Carry forward with revision. Delete subprograms "c" and "d" and omit references to Ridgeway Apartments as the conversion had been finalized.
Goal 3	Ensure Leadership and Institutional Capacity			Carry forward as is
Policy 3.1	Coordination			Carry forward as is
Policy 3.2	Research, Monitoring and Evaluation			Carry forward as is
Policy 3.3	Funding			Carry forward as is
Program 3.a	Explore Housing at the Civic Center	Complete.	Housing proposed by staff and considered and rejected by the Planning Commission.	Delete. Planning Commission opted not to pursue housing on the Civic Center campus.

2007-2014 Housing Element Goal, Policy, or Program	Goal, Policy or Program Title	Achievements/ Results quantified if possible	Evaluation of Barriers to Implementation <i>Was it successful? Reasons why it was or was not implemented or not able to meet its objectives</i>	Recommendations for the Housing Element Update <i>Carry forward as is/ carry forward with modifications (specify) or delete</i>
3.b	Advance Organizational Effectiveness	Currently implementing	On-going. Staff has worked with other local governments and staff to address barriers to providing affordable homes in Marin	Carry forward as is
3.c	Provide and Promote Opportunities for Community Participation in Housing Issues	Currently implementing	On-going. Staff conducted an intensive outreach process to update the housing element, including hands-on interactive community workshops.	Carry forward as is
3.d	Perform Regional Transportation and Housing Activities	Currently implementing	On-going. Staff worked closely with Transportation Authority of Marin and will continue to look for opportunities to coordinate with regional transportation agencies.	Carry forward with revised title: <i><u>“Coordinate with Regional Transportation and Housing Activities”</u></i>
3.e	Coordinate with Other Agencies	Partially implemented	No progress on subprogram "a" because of limited affordable developments. Subprogram b has been completed.	Carry forward with revisions, delete subprogram "b" because it was implemented.
3.f	Promote Countywide Collaboration on Housing	Not yet implemented	Not completed because of limited resources and delay in completing the 2007-2014 housing element.	Carry forward as is and explore having BOS take the initial lead on engaging with other local jurisdictions.
3.g	Preserve Existing Housing Stock	Partially implemented	Subprograms a currently being implemented and staff is working on preserving a mobile home park which is at risk of conversion. Subprograms b, c and d not yet implemented.	Carry forward as is
3.h	Monitor Inclusionary Housing Programs	Currently implementing	On-going.	Carry forward as is

2007-2014 Housing Element Goal, Policy, or Program	Goal, Policy or Program Title	Achievements/ Results <i>quantified if possible</i>	Evaluation of Barriers to Implementation <i>Was it successful? Reasons why it was or was not implemented or not able to meet its objectives</i>	Recommendations for the Housing Element Update <i>Carry forward as is/ carry forward with modifications (specify) or delete</i>
3.i	Undertake Housing Element Monitoring, Evaluation and Revisions	Complete and on-going	Housing Element certified in December 2013. Annual reports have been submitted annually. Update in progress	Carry forward as is
3.j	Provide and Participate in Local Affordable Housing Training and Education	On-going	Staff regularly speaks about housing with community groups and stakeholders	Carry forward as is
3.k	Update Affordable Housing Trust Fund Operating Procedures	Complete	Housing Trust fund operating procedures updated in 2009.	Delete as it was successfully completed in 2009 with update.
3.l	Provide Leadership to the Marin Workforce Housing Trust	On-going	Staff have represented the County on the Board and currently hold the position of Secretary of the Board	Carry forward as is
3.m	Assist with Local Funding for Affordable Housing	On-going	Staff regular coordinates with funders and continues to work with affordable housing providers, especially small local organizations in west Marin.	Carry forward as is
3.n	Raise Funds from a Variety of Sources	Partially implemented	Staff continues to monitor and collect inclusionary, impact and commercial impact fees but additional sources have not been explored.	Carry forward as is
3.o	Coordinate Among Project Funders	Complete and on-going	Regular funders collaborative meetings held	Carry forward as is
3.p	Utilize Federal Grants Division Funding	Complete and on-going	Regular funding NOFAS issued and funds allocated	Carry forward as is

APPENDIX C: SUMMARY OF PUBLIC MEETINGS

Executive Summary

Five community workshops were held during evenings and weekends in different parts of the County to provide an update on the Housing Element and to discuss locations for future housing growth in the unincorporated area of Marin. The format of the workshops was intended to provide a hands-on method for the community to be actively involved in the process of selecting sites for the next Housing Element. It allowed community members the opportunity to share meaningful input about the specific sites being considered.

A major focus of the community workshops was to provide a venue for community members to share different perspectives on housing. From this perspective the workshops were extremely successful. Overwhelmingly, participants agreed that their small group discussions facilitated by a volunteer were engaging, constructive and civil. Many groups found that they could have respectful conversations even when there was a range of diverse opinions.

However, as discussed in more detail below, many participants felt that they did not have enough information about the specific sites and potential impacts to make an informed recommendation, and some distrusted the process.

Background

The State of California requires each county, city and town to adopt a General Plan containing at least seven chapters, or elements, including one on housing. Because housing availability is a critical issue with statewide implications, the law requires that housing elements be regularly updated. State policy acknowledges that most critical housing decisions occur at the local level. However, State law calls for housing elements, unlike other sections of the general plan, to be reviewed and certified by the State. Failure to receive State certification makes local governments ineligible to receive important sources of grant funding, and may expose the County to potential litigation.

State law requires that the Housing Element contain the following information:

- A quantified housing needs assessment, including current demographic, economic and housing information for the locality.
- Analysis of the constraints to providing housing for all income levels.
- Proposed housing goals, policies and programs.
- An inventory of residential land including suitable sites for housing, homeless shelters and transitional housing.
- A description of diligent efforts towards participation by all economic groups in the update process.

Housing issues affect the entire community, including residents, employers, employees and the public and private sectors. The public participation requirement of housing element law¹ presents an opportunity to engage constituents in a dialogue. Successful public participation is important because a diverse cross section of the population can be engaged in defining the housing problem and in crafting community sensitive solutions.

¹ Government Code 65583(c)(7) "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort."

The County initiated public engagement in February of 2014 with stakeholders meetings to gather advice on effective outreach, and followed this with a range of methods to involve the public, as described below. A Board of Supervisors Hearing was held in March to review the work plan for completing the Housing Element and to provide an overview of the public outreach plan.

1. **Stakeholders Meetings:** Two meetings were held with members of the public who had been very engaged in the previous housing element to seek input on ways to engage the public. Recommendations from these meetings helped guide the County's outreach and structure the community workshops. Many of their ideas were included, for example it was suggested that the County seek advice from the community, hold evening and weekend meetings, advertise in the Marin Independent Journal, and share stories from the community about housing in Marin.
2. **Design Review Boards, Community Service Districts and Community Organizations:** The Stakeholder meetings were followed by a series of meetings with local design review boards, community service districts and community organizations, where staff shared information on the housing element update, timeline and schedule and gathered suggestions on reaching residents of specific communities.
3. **Surveys:** The County launched the 2014 Marin Housing Survey online from late February through June 1. The Survey asked participants about their personal housing situation and needs, and what type of housing they would like to see in unincorporated Marin in the future. There were 579 community members that participated in the Survey and shared their perspectives.
4. **Experts Meeting:** Staff held a meeting with invited housing experts and providers to discuss barriers, challenges, and solutions to constraints that provide affordable homes for lower income households.
5. **Community Workshops:** The County held five community workshops during evenings and weekends in various locations throughout the County which are described in detail below.
6. **Planning Commission Hearings:** Following the workshops, staff began work on the draft housing element, which will be reviewed by the Planning Commission at hearings later this summer. The public has the opportunity to provide feedback, comments and address concerns during the hearings, both in person or in writing.
7. **Board of Supervisors Hearings:** The Board of Supervisors will review the draft Housing Element at hearings in the winter of 2014-2015. These hearings will have the same format as the Planning Commission, where the public will have the opportunity to provide feedback, comments and address concerns during the hearings, both in person or in writing.

Community Workshop Overview

The Community Workshops were a different kind of public meeting than those typically held by the County; they were structured to have community members play active roles. The goals for the workshop were for participants to:

- Sit in the seat of a County decision-maker.
- Listen and share perspectives on housing, including discussing possible housing site.
- Receive an update about the Housing Element.

Staff began with an overview of the housing element and a short video on the need for housing, which was produced by the County to illustrate local needs for housing from the perspective of different community members. Following this, participants asked clarifying questions and then worked in small groups to share their ideas about housing. Participants were asked to be part of a creative process to identify sites where they thought future housing should be located. There were strong feelings on both sides of the issue, and the exercise gave participants a place to share those perspectives with fellow community members in the context of discussing the future of housing in unincorporated Marin.

Planning Exercise

The purpose of the exercise was twofold: for community members to share different perspectives about housing in Marin; and to collaborate in identifying locations for at least 185 homes in unincorporated Marin County. As part of the design of the exercise, staff held 4 test runs, which resulted in refining, improving, and simplifying based on feedback received. Volunteers who had received professional facilitation training helped guide the process during the exercise. These small group facilitators were there to encourage the dialogue and to insure everyone had a voice.

Materials

Workshop materials included:

- An instruction sheet explaining the exercise.
- A scenario card to record the group's recommendation on locating housing.
- A large table-sized map with the locations of the 15 sites under consideration.
- Location fact sheets (a one page description of key elements of each site).
- A sheet with information on the housing requirement for each city and town in Marin.
- Information on income levels in Marin.
- A sheet with sample photos of housing at different income levels in Marin.

Methodology

The planning exercise asked participants to use their collective knowledge to identify, among 15 sites evaluated in the previous housing element, which are best suited to accommodate our community's need for a minimum of 185 homes for this planning period. The participants nominated a Recorder to take notes and record the group's discussion and takeaways. Another participant used a Scenario Card to keep a running tally of the homes that were placed on the map. The groups had approximately 45 minutes for the planning exercise, followed by 15 minutes to debrief with their table. Finally, the Recorders shared their small group's takeaways with all the workshop participants, and staff typed these up on a screen so that participants could see their comments recorded.

Community Workshop Outcomes

Approximately 180 people attended the five Workshops. Although extensive outreach was done, attendance was much less than anticipated. The attendance ranged from the smallest at the Marin City Senior Center of about 20, to the largest of about 60 at the Mill Valley Community Center. A core group of about 5-8 attended multiple workshops.

There were a collective total of 32 small table groups at all five Workshops, ranging in size from one to eight members each. Of all groups, 14 groups (44% of the total) completed and turned in Scenario Cards to reflect their recommendations for placing homes. Three of these groups intentionally placed no homes, while the remaining 11 recommended a diverse range of housing types and locations.

Of the groups that made recommendations, the following sites were most frequently recommended for future housing: Marinwood Plaza, Oak Manor, California Park, St. Vincent's/Silveira, Easton Point, Golden Gate Seminary, and Marin City CDC.

However, the specific recommendations for the number of homes in each income category that should be placed at each site were inconsistent among the groups. This limited and varied input makes it difficult to draw definitive conclusions about the broader community's perspectives on future housing locations, types and numbers.

Feedback from Community Workshop participants

Participants were offered a variety of ways to provide feedback, including a debrief to the large group, notes from the small groups, and an evaluation form. This information is all available on the County's website at www.marincounty.org/housingelement. To summarize the input received, the themes within the feedback have been identified here.

At the first workshop held at the Marin City Senior Center, groups worked effectively together and felt that they had constructive and fruitful conversations about housing issues. Others had engaging conversations, learned about perspectives and histories, and talked about possibilities. By focusing on issues, the group was able to reach consensus and make progress through the exercise. Some participants felt that the County had not adequately represented the actual need for housing in Marin, especially for extremely low income households. They were concerned that the 185 homes required by the State was not sufficient to address the real needs of lower income residents and the local workforce. In addition, there was some frustration because participants wanted to see how and when homes would be built on the possible sites rather than simply planned for as required by State law. There was a common misunderstanding among participants who expected that the workshop would only focus on housing in Marin City.

The second workshop was held at the Unitarian Universalist Congregation of Marin in San Rafael. There was a diverse range of opinions and positions represented in the small groups. One group focused on logic and was able to compromise. Many groups were able to reach consensus, and people felt heard, even when participants disagreed. Some participants found the video portraying some of the needs for housing in Marin off-putting and subjective. Many felt that more information was needed on the sites and that there should be coordination between the County, cities and towns to consider holistic impacts of housing plans.

At the third workshop at Albert J. Boro (Pickleweed) Community Center in San Rafael, some participants found the exercise helped them understand why it is hard to make decisions about housing issues, and they needed more time to build trust and consensus in their groups. All felt that there was a variety of opinions and views shared. Some found it confusing and felt they were not informed enough to make recommendations. The dialogue was inspiring for some and challenging for others.

The fourth workshop was held at the Mill Valley Community Center. Overall the groups shared that they had active engaging conversations, strong-willed exchanges, and lively back and forth discussions. Overall, people listened to the varied perspectives at the table. One group felt the process was excellent and everyone had a lot to contribute. However, some group members shared that their opinions were not included in the large group debrief because they disagreed with the Reporter for their

group. Many participants expressed that the sites in Tam Valley should be removed from consideration and felt that there was not enough information on the other sites to make recommendations. They shared that the process was disingenuous and they felt pressured to make recommendations.

The fifth and final workshop was held at the Westminster Presbyterian Church in Tiburon. Groups felt that they had exciting; exhilarating conversations and that they really respected and listened to each other carefully. Many felt that they had civil discussions and that they agreed on most things, as most participants shared similar opinions. Some participants felt that there was not enough information on the sites to make recommendations and that it was not appropriate to comment on sites that are not in one's own community. Some participants thought alternatives to planning for housing should be explored and that an analysis should be conducted on the costs to communities if housing is developed on housing element sites.

Overall, participants in all workshops reported that they appreciated the opportunity to sit down and discuss their perspectives with fellow community members. Small group dialogs were considered worthwhile, informative, and even enjoyable in many cases. While many participants did not agree with the particulars of the planning exercise, it did not impede the crucial goal of eliciting thoughtful feedback from the community about the future of housing in unincorporated Marin.

2014 Marin Housing Survey

The 2014 Marin Housing Survey was open for public participation from late February through June 1. A total of 579 responses were received, of which 569 were submitted online through Open Marin (the County's online civic engagement forum) and 10 were received in the mail. The Survey asked participants to answer 13 questions about their own housing situation and needs, and about the housing needs of the greater community of unincorporated Marin.

The majority of responses indicate that housing costs and a lack of affordable housing opportunities are the most significant housing concern in Marin. Participants indicated that more affordable housing in the form of rentals, single-family homes for sale, and senior housing is the most needed type of housing. Over half of all participants reported that they are currently paying more than 30% of their income toward housing costs. However, more than 60% of respondents stated they have no plans to move from their current residence. Of those who do have plans to move, 28% said their reason for moving is the cost of their rent or house payment, and 37% stated they will be looking for a new home outside of Marin County.

While the majority of respondents agreed on the need for affordable housing options, there was less consensus about where such housing should be located and what form it should take. The majority stood at 35%, who said that they would prefer either multi-family housing in centralized locations or mixed-use housing in specific areas of unincorporated Marin. This was followed by 27% who preferred that single-family homes be built on vacant and under-utilized land.

Background Materials:

The following additional background materials are available online at

www.marincounty.org/housingelement

- Stakeholders meetings, Design Review Boards, Community meetings.
- Housing Element Frequently Asked Questions
- Workshop materials
- Large group debriefs
- Evaluations and feedback
- Summary of public outreach
- 2014 Housing Survey and summary of results

APPENDIX D: INVENTORY OF HOMELESS HOUSING RESOURCES

Housing Elements must include an inventory of the homeless housing resources available within the community, including emergency shelters, transitional housing and supportive housing. The best source of housing inventory data is Marin County's annual application to the Department of Housing and Urban Development (HUD) for Continuum of Care (CoC) funding for homeless housing and services. HUD requires each community to maintain an inventory of emergency shelter, transitional housing and supportive housing and to update this inventory annually. The following chart provides inventory data as of September 2013, broken down by jurisdiction. Scattered site refers to programs that do not have permanent locations. Throughout the year, the scattered site programs may change locations.

All Year-Round Beds					
Jurisdiction	Overall Total per Jurisdiction	% of County Total	Permanent Supportive Housing	Transitional Housing	Emergency Shelter
San Rafael	394	40.5%	247	57	90
Novato	448	46.1%	175	203	70
Larkspur	24	2.5%	20	4	
Marin City	5	0.5%	5		
Corte Madera	24	2.5%	24		
Greenbrae	1	0.1%	1		
San Anselmo	15	1.5%	15		
Fairfax	9	0.9%	9		
Mill Valley	45	4.6%	45		
Forest Knolls	1	0.1%	1		
Kentfield	3	0.3%	3		
Bolinas	1	0.1%	1		
Sausalito	1	0.1%	1		
Unincorporated Marin	1	0.1%	1		
Totals	972	100.0%	548	264	160

NOTE: This data is a snapshot of the locations of homeless housing in September 2013. Many of the programs included in this summary rent market rate housing from private landlords so the distribution of units will definitely change over time. In addition, vacant units at these types of programs were not counted in this summary so these numbers are slightly lower than our overall capacity.

Permanent Supportive Housing

Jurisdiction	Total	% of County Total	Marin Housing Authority			Buckelew Programs	Homeward Bound				Eden Housing	EAH	Center Point	Ritter Center	St. Vincent
			S+C 1 and 3	Section 8 households receiving S+C services because they came up under SHIA or AB2034	VASH	All PSH programs (AIL; RSS; SHP - HUD; SHP - non-HUD)	Palm Court	4th Street	Carmel	Warner Creek	Fireside	San Clemente	HomeLink	Housing First	Apartments
San Rafael	247	45.1%	44	9	11	103	10	20	26				3	12	9
Novato	175	31.9%	37	3	12	44	15			60				4	
Larkspur	20	3.6%	1		3	16									
Marin City	5	0.9%	3		2										
Corte Madera	24	4.4%	1		3	4					16				
Greenbrae	1	0.2%			1										
San Anselmo	15	2.7%		2	1	12									
Fairfax	9	1.6%	1	1	1	4								2	
Mill Valley	45	8.2%	1		1					43					
Forest Knolls	1	0.2%	1												
Kentfield	3	0.5%	1	1										1	
Bolinas	1	0.2%		1											
Sausalito	1	0.2%												1	
Unincorporated Marin	1	0.2%												1	
Totals	548	100%	90	17	35	183	25	20	26		43	16	3	21	9

Transitional Housing

Jurisdiction	Total	% of County Total	Marin Partnership to End Homelessness					Homeward Bound			Gilead House	Center Point		
			Hamilton Meadows - C4DP	Hamilton Meadows - Marin Aids Project	Hamilton Meadows - HBOM	Hamilton Meadows - Ritter	Center Point	Family Park	Next Key	New Beginnings TH	Gilead House	Charlotte House	Scattered Sites	VA Services
San Rafael	57	21.6%						6				15	34	2
Novato	203	76.9%	43	10	25	12	9	33	37	16	18			
Larkspur	4	1.5%												
Marin City	0	0.0%												
Corte Madera	0	0.0%												
Greenbrae	0	0.0%												
San Anselmo	0	0.0%												
Fairfax	0	0.0%												
Mill Valley	0	0.0%												
Forest Knolls	0	0.0%												
Kentfield	0	0.0%												
Bolinas	0	0.0%												
Sausalito	0	0.0%												
Unincorporated Marin	0	0.0%												
Totals	264	100.0%	43	10	25	12	9	39	37	16	18	15	38	2

Emergency Shelter

Jurisdiction	Total	% of County Total	Homeward Bound				
			Mill Street	Family Center	New Beginnings	Transition to Wellness	Voyager
San Rafael	90	56.3%	55	25			10
Novato	70	43.8%			64	6	
Larkspur	0	0.0%					
Marin City	0	0.0%					
Corte Madera	0	0.0%					
Greenbrae	0	0.0%					
San Anselmo	0	0.0%					
Fairfax	0	0.0%					
Mill Valley	0	0.0%					
Forest Knolls	0	0.0%					
Kentfield	0	0.0%					
Bolinas	0	0.0%					
Sausalito	0	0.0%					
Unincorporated Marin	0	0.0%					
Totals	160	100.0%	55	25	64	6	10

MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY — PLANNING DIVISION FEES

(ORDINANCE 3579)

Effective April 9, 2012

Permit/Service Type	Fees	See Note(s)	Permit/Service Type	Fees	See Note(s)
1. COASTAL PERMITS			10. PLAN AMENDMENTS		
a. Coastal Permit – Administrative	5,425	L	a. Countywide Plan/Community Plan Amendment	36,645	C, L
b. Coastal Permit – Public Hearing	7,200	C, L	b. Local Coastal Program Amendment	36,645	C, L
c. Coastal Permit Amendment – Administrative	1,450	L	11. PLANNING REVIEW FEE – BUILDING PERMITS		
d. Coastal Permit Amendment – Public Hearing	5,505	C, L	a. Major Plan Check	845	L
e. Coastal Permit Exclusion	120		b. Minor Plan Check	340	
2. DESIGN REVIEW			c. New Residence Plan Check	1,695	L
a. Design Review –			d. Partial Demolition	85	
i. Accessory Structure/Design Review	1,440	L	e. Solar Panels, Air Conditioners, Arbors, etc.	85	
ii. Addition/Accessory Structure/Minor	1,440	L	f. Structural Plan Check (Under 300 square feet)	170	
iii. New Residence/Large Addition/Other	5,670	C, L	12. PRECISE DEVELOPMENT PLAN		
iv. Non-residential (Large Scale)	18,825	C, L	a. Precise Development Plan	11,615	C, L
v. Non-residential (Small Scale)	4,840	L	b. Precise Development Plan Amendment	4,650	C, L
b. Design Review Amendment (Major)	1,420	C, L	13. REZONING		
c. Design Review Amendment (Minor)	1,135	L		39,765	C, L
d. Design Review Exemption	340		14. SECOND UNIT PERMIT		
3. ENVIRONMENTAL REVIEW				1,135	
a. Environmental Impact Review Overhead	30%	O	15. SIGNS		
b. Environmental Review – Exemption	370	O	a. Sign Permit	515	
c. Initial Study (Deposit)	14,500	C, O	b. Sign Review	2,425	
4. EXTENSIONS			16. SUBDIVISION MAP ACT		
a. Extension to Vest – Administrative	845		a. Certification of Compliance	2,940	
b. Extension to Vest – Master Plan	840		b. Lot Line Adjustment	1,765	
c. Extension to Vest – Public Hearing	1,385		c. Merger	260	
5. FIRE REVIEW			d. Plan Check – Maps/Improvement Plans (Deposit)	1,400	C
<i>(Fire fees collected pursuant to Ordinance 3550)</i>			e. Tentative Map (Major)	22,800	C, L
a. Fire Department Review for Discretionary Projects	310		f. Tentative Map (Minor)	11,400	L
b. Vegetation Management Plan Review	354		g. Tentative Map Amendment (Major)	6,465	C, L
c. Tentative Map Review	708		h. Tentative Map Amendment (Minor)	2,160	L
d. General Review and Consultation - per hour	177		i. Tentative Map – Extension to Vest	817	
e. CDA Administrative Fee - per project	32		j. Tentative Map Waiver	1,730	
6. FLOATING HOMES			17. TIDELANDS PERMITS		
a. Floating Home – Adjustment	1,770		a. Tidelands Permit	5,025	
b. Floating Home – Architectural Deviation	1,770		b. Tidelands Permit Amendment	1,905	
7. LONG RANGE PLANNING SURCHARGE			18. TREE REMOVAL PERMIT		
	10.5%			150	
8. MASTER PLANS			19. USE PERMITS		
a. Master Plan	31,040	C, L	a. Use Permit (Major)	7,000	C, L
b. Master Plan Amendment	24,940	C, L	b. Use Permit (Minor)	4,290	L
9. OTHER SERVICES			c. Use Permit – Child Day-Care Center	500	
a. Appeals			d. Use Permit – Large Family Day-Care Home	500	
i. Appeal to the Board of Supervisors	770		e. Use Permit – Temporary	510	
ii. Appeal to the Planning Commission	600		f. Use Permit Amendment (Major)	5,335	C, L
b. Change In Address Initiated by Property Owner	440		g. Use Permit Amendment (Minor)	2,280	L
c. General Staff Consultation/Prefiling Conference	290		h. Use Permit Renewal	1,450	C, L
d. Planning Information Packet	128		20. VARIANCES		
e. Preapplication Review (Deposit)	3,700	C, M	a. Variance	4,360	
f. Property Status Determination/Research	2,100	C	b. Variance Amendment	2,140	
g. Public Convenience and Necessity (ABC License)	790				
h. Street Name Change	3,220				

NOTE: Permits/Services identified in bold and italics are charged on a deposit/at-cost basis. See Note C on page 2.

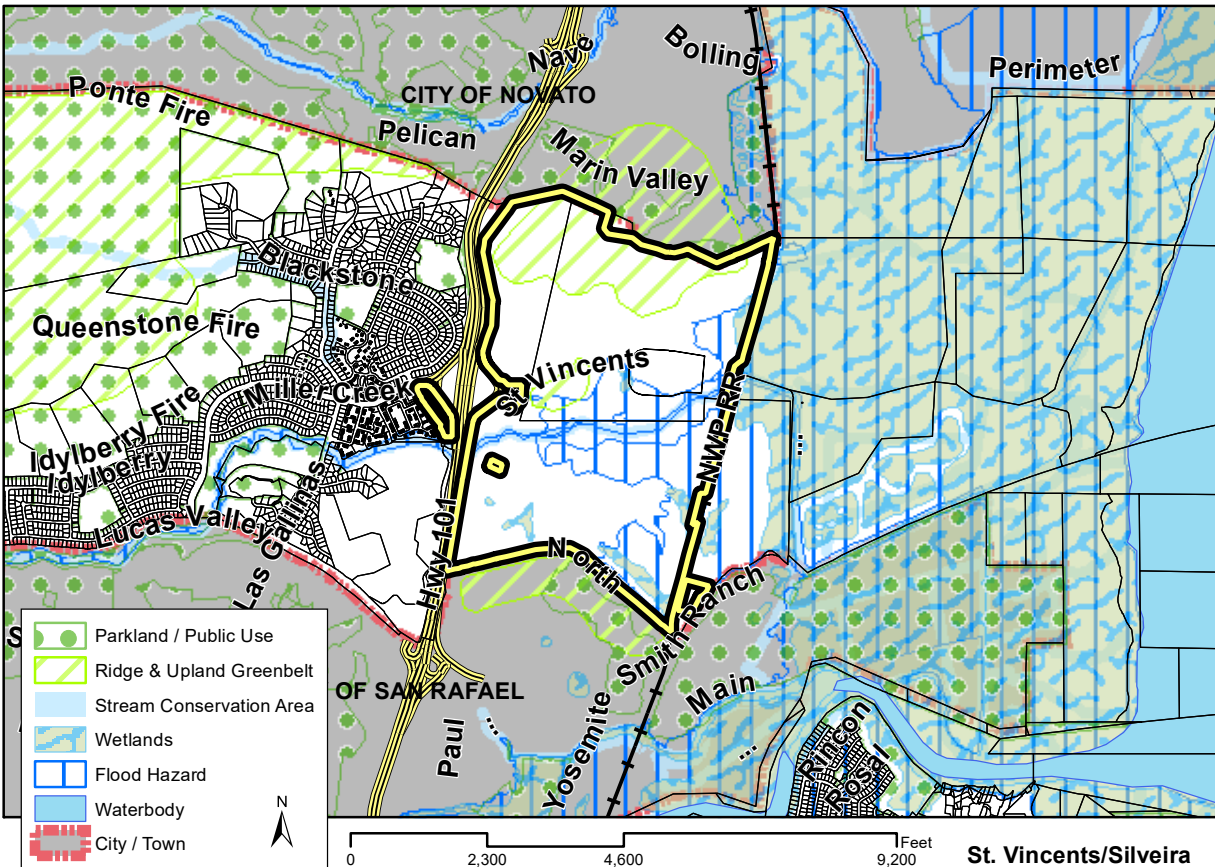
NOTES TO FEE SCHEDULE:

The following notes apply to the entire fee schedule and as specified to individual permits.

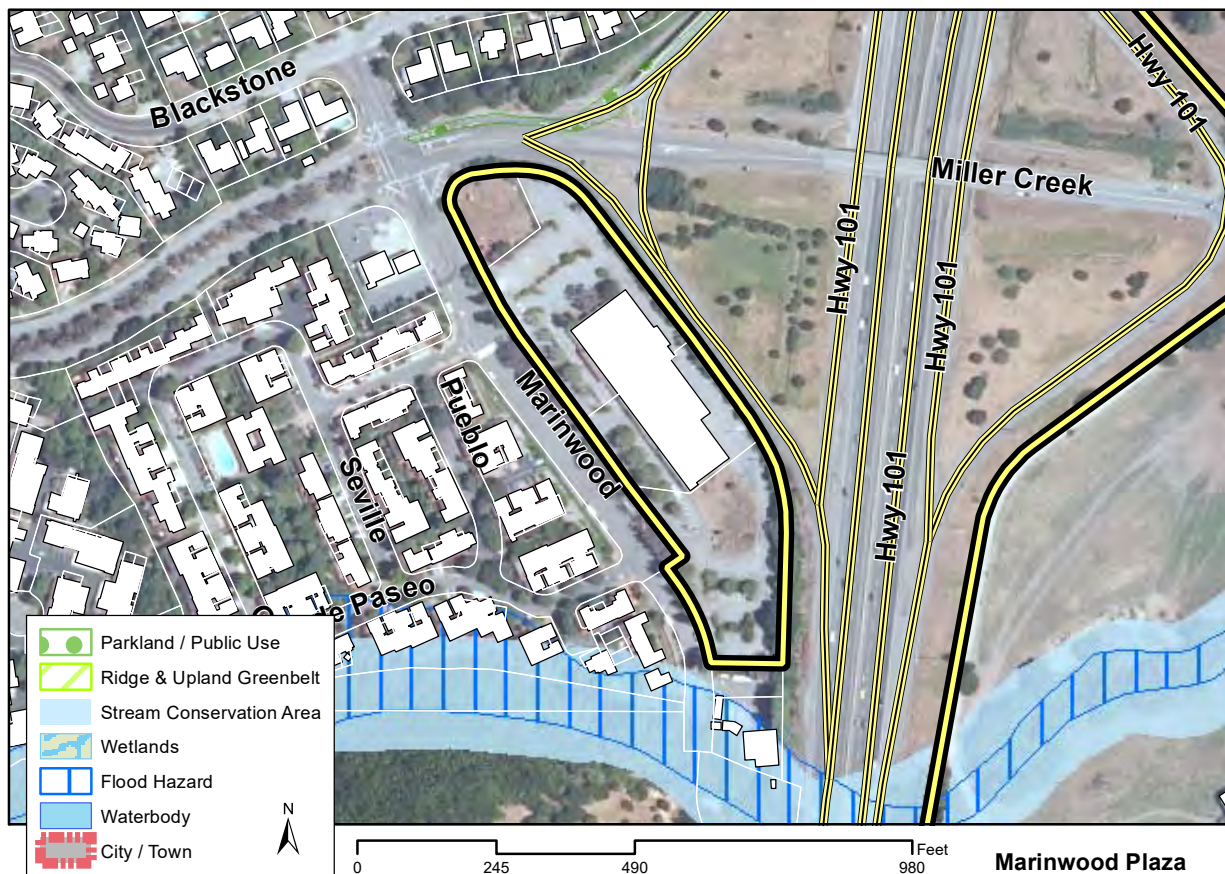
- A. Fees shall be submitted in full at the time of application submittal to the County. Where a project requires more than one permit, the full fee shall be collected for each and every permit required.
- B. Pursuant to a written request, the Board of Supervisors may waive or reduce fees upon a finding that such waiver or reduction is in the public interest and that the applicant or appellant is unable to afford such fees.
- C. Fees for specified applications are charged on a deposit/at cost basis. The fees noted in the fee schedule are minimum fees to be paid at the time of application filing to cover the average County cost of review. A signed agreement for payment of application processing fees between the County and the applicant shall be required at the time of application filing. Should actual costs exceed the amount of the fee, the applicant will be billed for additional costs. The Agency Director shall have the ability to refund part of the fee deposit if the actual processing costs are substantially less than the original fee deposit. Services are charged at a rate of \$128/hour.**
- D. The Agency reserves the right to charge actual cost (at a rate of \$128/hour) on large, complex, unusual, and/or time consuming projects in order to ensure that the fee will cover the actual cost of service.
- E. Portions of fees may be refunded upon withdrawal of the application; the amount of refund shall be determined by the Agency Director, based upon the amount of work done by the County prior to withdrawal.
- F. Full fee credits may be granted toward resubmittal of applications if applications are withdrawn and resubmitted within 60 days from the date of withdrawal with the prior written authorization of the Agency Director.
- G. Other development-related fees which may be required include, but are not necessarily limited to, the following fees: building, grading, well, septic, creek, encroachment, fire review, improvement plan review, transportation facilities, road impact, housing impact, inclusionary housing, park mitigation, and school fees.
- H. In the event that any work has been undertaken or use made of the property without legal authority prior to completing the requisite procedures necessary to authorize such work or use, the applicant shall pay two times to four times the specified amount, based on the criteria set forth in Marin County Code, Section 1.05.050 D, that is hereby incorporated by reference as is fully set forth herein, unless waived by the Agency Director based on a finding that such a waiver is in the public interest and that the applicant is expeditiously correcting the violation.
- I. The Agency Director shall have the ability to waive or transfer from the In-Lieu Housing Trust Fund up to 100% of the planning fees for projects which include below market rate housing units subject to the requirement that the project meet the eligibility standards for state or federal housing funding. The amount of fees waived to be determined based on the proportion of the project, which is below market rate housing, and the permanency of the housing subsidy.
- J. The Agency Director is authorized to waive up to 35% of the planning fees for projects undertaken by community-based non-profit agencies or organizations which provide services resulting in public benefits.
- K. The Agency Director is authorized to waive up to 100% of the Design Review, Coastal Permit, and the Community Development Agency's environmental review exemption fees for solar photovoltaic projects that are consistent with applicable codes and guidelines.
- L. The Long Range Community Planning Surcharge applies to Planning Permits 1.a-d, 2.a.i-v, 2.b-c, 8.a-b, 10.a-b, 11.a, 11.c, 12.a-b, 13, 16.e-h, 19.a-b, 19.f-h, and Building Permits.**
- M. 50% of pre-application fees shall be applied as a credit toward a Master Plan, Major Tentative Map (Subdivision), Plan Amendment, or Rezoning if application is submitted within one year.**
- N. The charge for returned checks is \$35 (which includes a \$10 Central Collections fee).
- O. Per Senate Bill 1535, County Clerk filing fee of \$50 is collected for exemption (included with Fee #3b above) and Fish and Game Negative Declaration/ Environmental Impact Report (EIR) filings. Additional Fish and Game Negative Declaration fee of \$2,181.25 and EIR fee of \$3,029.75 are required pursuant to California Fish and Wildlife Code.**
- P. An hourly rate of \$128 shall be charged for other services, including but not limited to, performance/professional services agreement administration, planning information packet, affordable housing monitoring/administration, mitigation monitoring and condition compliance review, and zoning enforcement expenses.

APPENDIX F: SITE INVENTORY PROFILES

St. Vincent's Drive, San Rafael <i>(St. Vincent's / Silveira)</i>		
APNs / Acreage	155-011-08 155-011-28 155-011-29 155-011-30 155-121-16	244.768 72.66 20.22 221.71 2.82 (55 total developable acres)
General Plan	221 units	PD (Planned Designation - Ag & Env resource area)
Zoning	A-2: AH: Limited Agriculture, 2 acre min lot area; Affordable Housing Combined District allows up to 100 units of affordable housing development on 3.5 acres of the site	
Inventory Assumption	Lower Income: 100 units Moderate Income: 50 units Above Moderate Income: 71 units	
Affordability	CWP policy requires 45% of the total residential development capacity to be for low income housing.	
Infrastructure	Yes	
Proximity to bus route	0.1 miles	
Environmental considerations	Agricultural sensitivity and within the Baylands corridor. Some areas subject to RUG policies.	
Opportunities	Countywide Plan allows up to 221 clustered units within total site, including 121 market units and 100 additional lower income units. Residential development allowed on 5% of total acreage.	
Site status	Vacant – Public Facility / Agricultural. St. Vincent's school for boys and church operate on a portion of the site.	



100 Marinwood Avenue, San Rafael (Marinwood Plaza)		
APNs / Acreage	164-471-64 164-471-65 164-471-69 164-471-70	0.45 acres 1.90 acres 1.05 acres 1.60 acres (5 total acres)
General Plan	100 units	HOD (Housing Overlay Designation, min 30 units/acre) GC (General Commercial, FAR .1 to .4)
Zoning	n/a due to HOD	CP (Planned Commercial, 30 units/acre)
Inventory Assumption	Lower Income: 72 units; Above Moderate Income: 10 units	
Affordability	30 units/acre under HOD policy Affordable housing developer proposing 82 units	
Infrastructure	Yes	
Proximity to bus route	0.1 miles	
Environmental considerations	Highway noise. Remediation from dry cleaner currently in process.	
Opportunities	Identified HOD site. Community process has adopted guiding principles for mixed use site, up to 100 residential units with at least 49% affordable.	
Site status	Underutilized - Commercial Strip mall with grocery. Affordable housing developer in contract.	



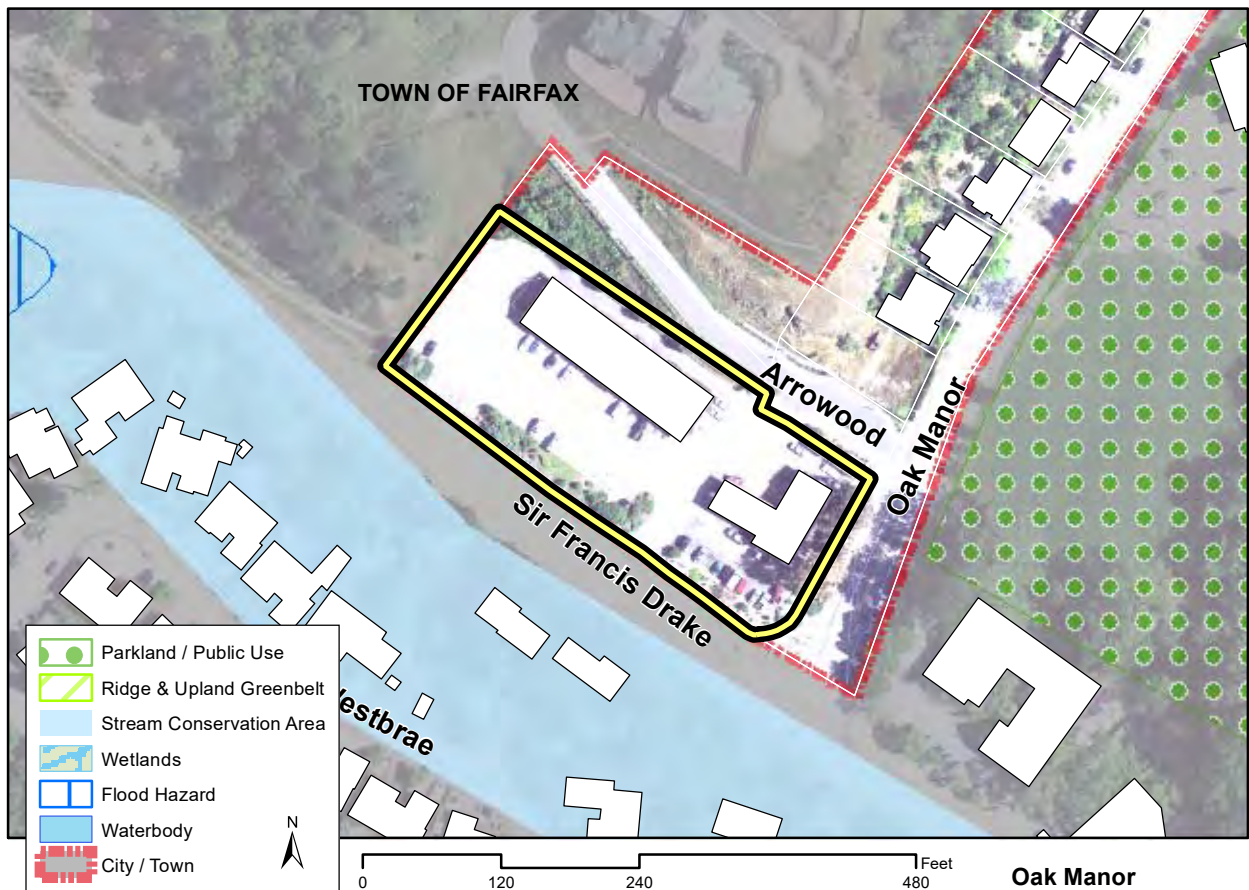
441 Drake Ave, Sausalito (Marin City CDC)		
APN / Acreage	052-140-36	4.06 acres
General Plan	15 units	MF-2 (Multi-Family 1-4 units/acre)
Zoning	15 units	RMP-4.2: AH Residential, Multiple Planned, 4.2 units/acre; Affordable Housing Combined District allows up to 15 units of affordable housing development on 0.5 acres of the site
Inventory Assumption	Lower Income: 15 units	
Affordability	Marin City Community Development Corporation is interested in adding housing to existing uses.	
Infrastructure	Yes.	
Proximity to bus route	0.2 miles	
Environmental considerations	Potential stream conservation area, large trees.	
Opportunities	Site is adjacent to established neighborhood, close to community center and retail services. Large lot with small existing footprint.	
Site status	Offices of Marin City Community Development Corporation.	



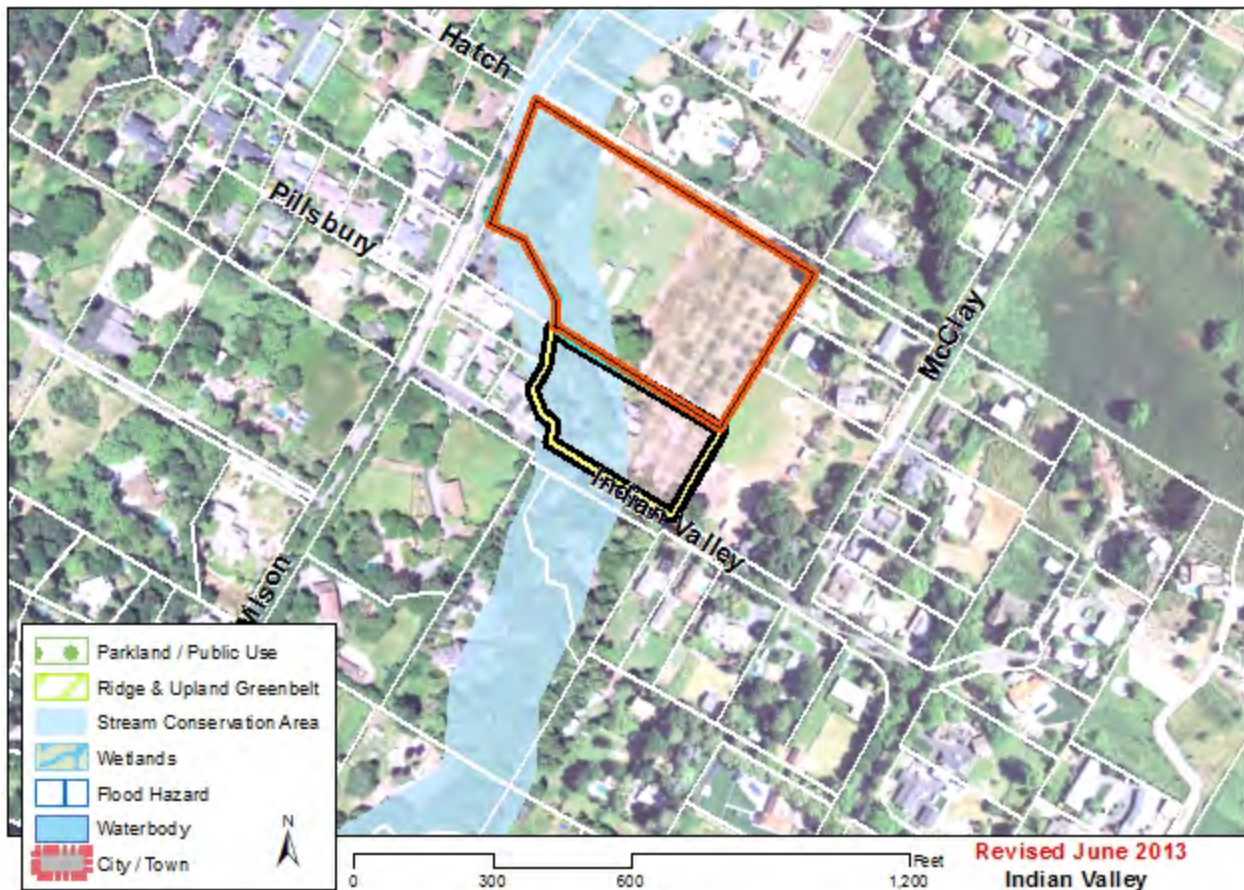
11101 State Route 1, Point Reyes Station (Grandi Building)		
APN / Acreage	119-234-01	2.5 acres
General Plan	Entitlements for 2 units (expired)	C-NC (Coastal Neighborhood Commercial/Mixed Use, 1 to 20 units per acre, FAR of .3 to .5)
Zoning	n/a	C-VCR:B-2 (Coastal, Village, Commercial, Residential District, 10,000 square feet minimum lot size)
Inventory Assumption	Lower Income: 2 units	
Affordability	Entitled for 2 low income employee units on-site	
Infrastructure	Yes, water. Septic system required.	
Proximity to bus route	0.1 miles	
Environmental considerations	Septic concerns	
Opportunities	Project had received entitlements for 2 employee units on-site in addition to the rehabilitation of this old landmark hotel; however, the entitlements have expired.	
Site status	Underutilized commercial site; derelict historic hotel shell.	



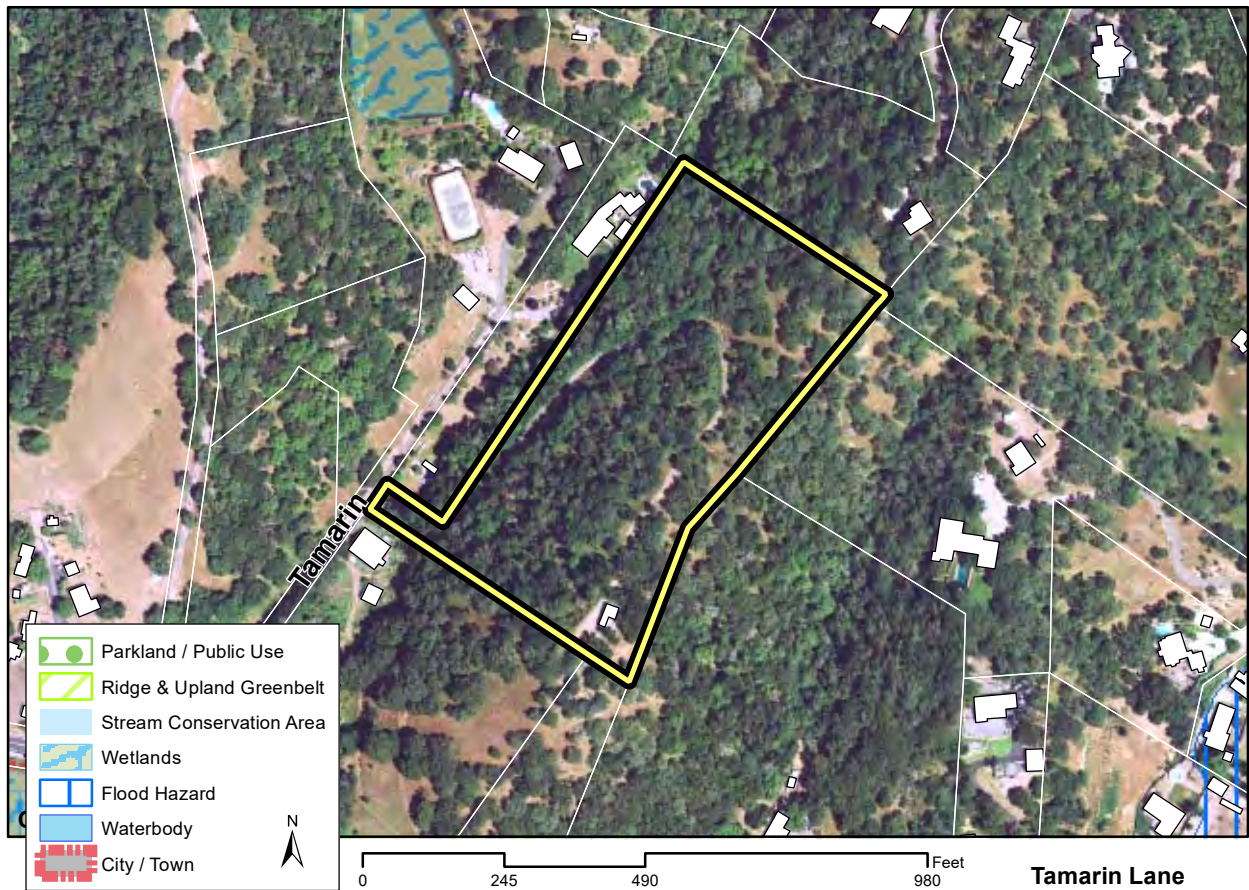
2400 Sir Francis Drake Blvd, Fairfax (Oak Manor)		
APNs / Acreage	174-011-36 174-011-33	0.54 acres 1.05 acres (1.59 total acres)
General Plan	10 units (HOD)	GC (General Commercial, FAR .05 to .15) HOD (Housing Overlay Designation, min 30 units/acre)
Zoning	C1 (Retail Business)	
Inventory Assumption	Moderate income: 10 units	
Affordability	30 units/acre under HOD policy	
Infrastructure	Yes	
Proximity to bus route	0.01 miles	
Environmental considerations	Minimal	
Opportunities	Underutilized commercial property on Sir Francis Drake Blvd. HOD site appropriate for mixed use redevelopment up to 10 units. Residential single family development in progress on parcels behind site.	
Site status	Underutilized - Commercial Commercial complex with a Laundromat, pizza restaurant, 7/11, and vacant storefronts. Large underutilized surface parking area with an active car repair shop on the corner.	



1970 Indian Valley Rd, Novato (Indian Valley)		
APNs / Acreage	146-261-21 146-261-28	1.90 acres 6.37 acres (8.27 total acres)
General Plan	7 units	SF3 (Single Family, 1 unit/1-5 acres)
Zoning	7 units	A2-B4 (Limited Agriculture, 1 acre min lot size)
Inventory Assumption	Above Moderate Income: 5 units	
Affordability	Minimal	
Infrastructure	Yes, water. Septic found to be feasible.	
Proximity to bus route	1+ miles	
Environmental considerations	Negative Declaration of Environmental Impacts was granted.	
Opportunities	5 new residential lots available for development. Entitlements granted in 2009 for 6-lot subdivision.	
Site status	Underutilized – Residential One unit existing, subdivision did not include residential development proposal.	



12 Tamarin Lane, Novato <i>(Tamarin Lane)</i>		
APN / Acreage	143-190-12	6.34 acres
General Plan	6 units	SF3 (Single-Family, 1 unit/1-5 acres)
Zoning	3 units	ARP-2 (Agricultural, Residential Planned, 1 unit/2 acres)
Inventory Assumption	Above Moderate Income: 3 units	
Affordability	Minimal	
Infrastructure	Yes, water. Sanitary septic required.	
Proximity to bus route	1+ miles	
Environmental considerations	Minimal	
Opportunities	Subdivision approved in 2007 for 3 developable lots, two of which must have second units, per conditions of approval.	
Site status	Vacant – Residential	



APPENDIX G: HOUSING ELEMENT PROGRAM IMPLEMENTATION

2015-2023 Housing Element

Note: Many factors beyond Marin County government control, including adequate funding and staff resources, may affect the estimated time frame for achieving targets and program implementation.

2014 Draft Housing Element Goal, Policy, or Program	Goal, Policy or Program Title	Responsibility	Potential Funding	Time Frame	Priority	Objective
Goal 1	Use Land Efficiently					
Policy 1.1	Land Use					
Policy 1.2	Housing Sites					
Policy 1.3	Development Certainty					
Policy 1.4	Design, Sustainability and Flexibility					
Program 1.a	Establish Minimum Densities on Housing Element Sites	CDA	Local resources	2015	High	Preserve the development capacity for sites included on the Site Inventory list
1.b	Evaluate Multi-family Land Use Designations	CDA	Local resources	2016	Medium	Increase capacity for affordable and multi-family housing development; zone lands appropriately; implement Countywide Plan
1.c	Evaluate the Housing Overlay Designation	CDA	Local resources	2016	Medium	Improve opportunities for multifamily, workforce housing.
1.d	Study Ministerial Review for Affordable Housing	CDA	Local resources	2020	Low	Facilitate the development of affordable housing.
1.e	Consider Adjustments to Second Unit Development Standards	CDA	Local resources	2016	Medium	Expand and improve housing choice and stock, especially for smaller households and local workforce
1.f	Review and Consider Updating Parking Standards	CDA and DPW	Local resources	2016	High	Increase utilization of land for housing development; seek efficient parking standards based on housing type and location
1.g	Codify Affordable Housing Incentives Identified in the Community Development Element	CDA	Local resources	2016	High	Implement the CWP; support the development of affordable housing

2014 Draft Housing Element Goal, Policy, or Program	Goal, Policy or Program Title	Responsibility	Potential Funding	Time Frame	Priority	Objective
1.h	Promote Resource Conservation	CDA	Local resources	On-going	Low	Promote energy efficiency, resulting in reduced costs over time which supports long-term housing affordability; provide education to households at a range of income levels on energy efficiency and resource conservation
1.i	Consider Simplifying Review of Residential Development Project in Planned Districts	CDA	Local resources	2016	Medium	Consider amending the Dev Code to establish ministerial review in planned zoning districts. Consider allowing Master Plans to establish site criteria for ministerial review
1.j	Consider Adjusting Height Limits for Multi-family Residential Buildings	CDA	Local resources	2018	Medium	Consider amending the Dev Code to increase the allowable height for multi-family residential development.
1.k	Clarify Applicability of State Density Bonus	CDA	Local resources	2015	High	Evaluate policies in the CWP and Dev Code and amend as appropriate to ensure consistency with Gov. Code Section 65915
Goal 2	Meet Housing Needs Through a Variety of Housing Choices					
Policy 2.1	Special Needs Groups					
Policy 2.2	Housing Choice					
Policy 2.3	Incentives for Affordable Housing					
Policy 2.4	Protect Existing Housing					
Program 2.a	Encourage Housing for Special Needs Households	CDA	Local resources	Annually and on-going	Medium	Promote a mix of housing types appropriate to the housing needs of the community, including extremely low income and special needs households
2.b	Enable Group Residential Care Facilities	CDA	Local resources	On-going	Medium	Provide regulatory measures to facilitate housing provision and options for all segments of the community, including special needs populations

2014 Draft Housing Element Goal, Policy, or Program	Goal, Policy or Program Title	Responsibility	Potential Funding	Time Frame	Priority	Objective
2.c	Make Provisions for Multi-Family Housing Amenities	CDA	Local resources	On-going	Low	Make appropriate considerations for families with children and larger households
2.d	Foster Linkages to Health and Human Services Programs	HHS and CDA	TBD	On-going	Medium	Respond to special needs through comprehensive services
2.e	Support Efforts to House the Homeless	HHS and CDA	TBD	On-going	Medium	Respond to homeless needs through comprehensive services
2.f	Engage in a Countywide Effort to Address Homeless Needs	HHS and CDA	TBD	On-going	High	Respond to homeless needs through comprehensive services
2.g	Ensure Reasonable Accommodation	Fair Housing of Marin and CDA	Local resources	2016 and on-going	Medium	Reduce barriers in housing for individuals with disabilities
2.h	Require Non-discrimination Clauses	CDA	Local resources	On-going	Low	Reduce discrimination
2.i	Increase Tenants Protections	CDA	Local resources	2015	Medium	Protect renters from significant rental increases and reduce displacement
2.j	Promote the Development of Agricultural Worker Units in Agricultural Zones	CDA	Local resources	2016	Medium	Provide affordable and accessible, local housing for Agricultural workers
2.k	Promote and Ensure Equal Housing Opportunity	CDA/ Fair Housing of Marin	Local resources	On-going and when the AI is updated	High	Reduce discrimination
2.l	Deter Housing Discrimination	CDA	Local resources	On-going	High	Demonstrate responsiveness to discrimination complaints; promote the principles of fair housing
2.m	Implement the Inclusionary Housing Policy	CDA	Local resources	On-going	High	Maximize opportunities for affordable housing, particularly with long-term affordability controls and for households at the deepest levels of affordability
2.n	Apply Long-Term Housing Affordability Controls	CDA	Local resources	On-going	High	Pursue controls which will preserve the affordable housing stock in perpetuity

2014 Draft Housing Element Goal, Policy, or Program	Goal, Policy or Program Title	Responsibility	Potential Funding	Time Frame	Priority	Objective
2.o	Encourage Land Acquisition and Land Banking	CDA	Local resources	On-going as needed	Low	Use land efficiently and allocate land for affordable and special needs development
2.p	Expedite Permit Processing of Affordable and Special Needs Housing Projects	CDA	Local resources	2015	High	Reduce constraints for affordable and special needs developments
2.q	Study best practices for Housing Choice voucher acceptance	CDA, Marin Housing Authority	TBD	2015	High	Preserve affordable housing opportunities
2.r	Encourage First Time Homebuyer Programs	MHA	Mortgage Certificates, CDBG funds, Local resources,	On-going	Medium	Continue to provide housing opportunities to households with low incomes; seek opportunities for expansion and coordination with other assistance programs
2.s	Link Code Enforcement with Public Information Programs	CDA, Marin Housing Authority	Local resources	On-going	Medium	Secure affordable safe housing; improve the safety and quality of existing housing stock
2.t	Assist in Maximizing Use of Rehabilitation Programs	CDA, Marin Housing Authority	Annual CDBG funds	On-going	Medium	Preserve the existing housing stock through rehabilitation; increase awareness of programs in the community
2.u	Monitor Rental Housing Stock	CDA	Local resources	On-going	Medium	Preserve the existing stock of rental housing as well as rental housing as a housing choice
2.v	Study Housing Needs and Constraints Specific to West Marin	CDA	Local resources and seek grants	2018	Medium	Consider ways to maximize housing opportunities in West Marin, increase affordable housing options for low and moderate income households.
Goal 3	Ensure Leadership and Institutional Capacity					
Policy 3.1	Coordination					
Policy 3.2	Research, Monitoring and Evaluation					

2014 Draft Housing Element Goal, Policy, or Program	Goal, Policy or Program Title	Responsibility	Potential Funding	Time Frame	Priority	Objective
Policy 3.3	Funding					
Program 3.a	Consider Methods for Improving County's Outreach with Respect to Affordable Housing	CDA, Facilities	Local resources	2017	Medium	Conduct outreach and education to encourage and facilitate affordable housing.
3.b	Advance Organizational Effectiveness	CDA	Local resources	On-going	Low	Promote shared resources and coordination towards the achievement of common goals
3.c	Provide and Promote Opportunities for Community Participation in Housing Issues	CDA	Local resources	On-going	Medium	Foster community support for affordable housing; engage the community in housing issues
3.d	Coordinate with Regional Transportation and Housing Activities	CDA	Local resources	On-going	Medium	Maximize housing opportunity sites; decrease transportation congestion; participate in regional planning exercises
3.e	Coordinate with Other Agencies	CDA	Local resources	On-going as projects are proposed	Medium	Streamline the development process and reduce constraints to the development of affordable and special needs housing.
3.f	Promote Countywide Collaboration on Housing	CDA; Countywide Planning Agency	Local resources	On-going	Medium	Collaborate with Marin Cities and Towns to address regional planning and housing issues
3.g	Preserve Existing Housing Stock	CDA	Local resources	2015 and on-going	Medium	Offer a range of housing choices and affordability through existing housing stock
3.h	Monitor Inclusionary Housing Programs	CDA	Local resources	On-going	High	Evaluate the program for ways to increase its effectiveness; collect funding to leverage for affordable housing
3.i	Undertake Housing Element Monitoring, Evaluation and Revisions	CDA	Local resources	On-going	High	Evaluate progress, review accomplishments and modify as needed

2014 Draft Housing Element Goal, Policy, or Program	Goal, Policy or Program Title	Responsibility	Potential Funding	Time Frame	Priority	Objective
3.j	Provide and Participate in Local Affordable Housing Training and Education	CDA	Local resources	On-going	Medium	Serve as a resource to the community; seek to expand staff knowledge related to affordable housing
3.k	Provide Leadership to the Marin Workforce Housing Trust	CDA	Local resources	On-going	Medium	Prioritize funding for extremely low income and special needs populations
3.l	Assist with Local Funding for Affordable Housing	CDA	Local resources/ Housing Trust Funds	Annually and on-going	High	Pursue and leverage funding for affordable housing
3.m	Raise Funds from a Variety of Sources	CDA, CAO		Annually and on-going	Low	Pursue and collect funding for affordable housing
3.n	Coordinate Among Project Funders	CDA, MCF, MHA and MWHT	Local resources	On-going	Medium	Serve as a coordinator among local funders
3.o	Utilize Federal Grants Division Funding	CDA	CDBG and HOME	Annually and on-going	Medium	Pursue and leverage funding for affordable housing

APPENDIX H: SUMMARY OF REQUIREMENTS FOR ON AND OFF SITE IMPROVEMENTS

Code Section	Improvement	Code Provision
<p>24.04.110 24.04.120</p>	<p>Roads</p>	<p>The following sets forth the minimum widths for the improved section measured from face of curb to face of curb. Where no curb or berm is proposed, the paved width shall be one foot greater than that listed to allow for edge striping and pavement edge raveling.</p> <p><u>Minimum Paved Width:</u> Limited residential road 20' with shoulders, 24' with curbs Minor residential road 28' Residential road 36' Collector road 40'</p> <p><u>Shoulders:</u> Shoulders shall be provided on each side of all roads. Shoulders shall normally be four feet wide, although wider shoulders may be required as deemed appropriate by the agency.</p> <p><u>Grading:</u> Grades shall not exceed six percent on arterial, industrial/commercial and collector roads, twelve percent on residential roads, or eighteen percent on minor and limited residential roads. Continuous steep grades shall be avoided.</p>
<p>24.04.250 24.04.260 24.04.265 24.04.280</p>	<p>Driveways</p>	<p><u>Minimum Length:</u> A minimum driveway length of twenty feet should be provided from the front of the garage or parking structure to the back of sidewalk or to the edge of pavement where no sidewalk exists. A lesser length may be approved for constrained sites.</p> <p><u>Width:</u> The minimum improved width of a driveway serving a single dwelling is twelve feet. The minimum improved width of a driveway serving two to six dwelling units is sixteen feet. Subject to the review and approval of the agency, this may be reduced to a minimum of twelve feet along all or part of its length. A driveway which serves or may be extended to serve more than six dwelling units shall be considered equivalent to a private road and designed accordingly. The minimum improved width of a driveway serving nonresidential uses shall be eighteen feet.</p> <p><u>Retaining Walls:</u> The following standards and restrictions shall apply to all driveways:</p> <ul style="list-style-type: none"> (a) For driveways serving one single-family residence, pressure treated timber walls are acceptable on both uphill and downhill sides of the driveway but shall not exceed three feet in height (measured from the driveway surface). (b) For common driveways, timber walls shall not be allowed on the downhill side of the road. On the uphill side of the road, pressure treated timber walls may be acceptable depending on conditions, as determined by the agency, but shall not exceed three feet in height (measured from the driveway surface). (c) If the use of timber walls is allowed, pressure treated timbers shall be used and shall conform to the requirements of the standard specifications of the cities and county of Marin. (d) Notwithstanding the criteria contained herein regarding the use of timber walls, the agency may disallow such use where it determines that the designated location for a proposed timber wall would present inordinately difficult problems for future repair and/or replacement. (e) Walls visible from the roadway and/or adjacent property may be required to incorporate aesthetic treatment measures to mitigate the visual impact including, but not limited to, surface texturing, coloring and landscaping. <p><u>Grades:</u> Maximum gradient measured along the centerline should not be steeper than eighteen percent and shall not be steeper than twenty-five percent. Where a segment of a driveway has a grade exceeding eighteen percent, the length of that segment shall not exceed three hundred feet. Any two driveway segments with a grade greater than eighteen percent shall be joined by a flatter segment not exceeding fifteen percent grade and at least one hundred fifty feet in length. When the grade of any segment of a proposed driveway is to exceed sixteen percent, the appropriate fire department or protection district shall be consulted for comment, advice and mitigation suggestions. When a portion of a driveway is to be used to accommodate parking as required by this title, that portion must conform to the slope requirements of Section 24.04.400 of this title.</p>

<p>22.26.030 22.26.040</p>	<p>Landscaping</p>	<p><u>Landscaping Plan Procedures:</u></p> <ul style="list-style-type: none"> A. A preliminary landscaping plan shall be submitted as part of the development application, and be reviewed by the Agency concurrent with the land use permit application; B. After approval of the development application, a final landscaping plan shall be prepared and submitted concurrent with the Building Permit application; and C. Landscaping plans should be prepared by a landscape professional. <p><u>Landscaping Objectives:</u> Proposed landscaping should be designed and installed to achieve the following objectives:</p> <ul style="list-style-type: none"> A. Provide visual amenities B. Provide environmental benefits C. Conserve water D. Screen incompatible land uses E. Improve safety F. Preserve the character and integrity of neighborhoods G. Preserve native plant species H. Preserve the number of trees in the County (for every tree removed, two must replace it) <p>Provide for fire safe landscaping</p>
<p>24.05.010 24.05.040 24.05.080 24.05.090</p>	<p>Easements</p>	<p><u>General:</u> Offers of dedication of easements and rights-of-way shall be made to the county or other appropriate governing bodies and utility companies for all parcels of land intended and/or designated to be used for public purposes.</p> <p><u>Drainage and drainage access easements:</u> Drainage and drainage access easements shall conform substantially with the line or plan lines of any natural or artificial watercourse, channel, stream or creek that traverses the property.</p> <p>Sufficient easements shall be required for underground conduits for disposal of surface and storm waters, together with sufficient easements for overflow and ponding and vehicular access necessary to provide for the proper operation and maintenance of drainage facilities. All such easements shall be of sufficient width for the purpose intended, as determined by the agency, and should not be less than fifteen feet in width. Lesser widths may be allowed where it can be demonstrated that the lesser width would not diminish the ability to access, protect or maintain the easement or the facilities therein.</p> <p><u>Public utility easements:</u> Public utility easements may be required along the rear and sides of lots and in other locations for the accommodation of public utilities and/or sanitary sewer facilities.</p> <p>All such easements shall be of sufficient width for the purpose intended, as determined by the agency and/or the utility company, and should not be less than ten feet in width. Lesser widths may be allowed where it can be demonstrated that the lesser width would not diminish the ability to access, protect or maintain the easement or the facilities therein.</p> <p><u>Emergency access easements:</u> Emergency access easements may be required to connect non-connecting roads or in other cases where alternate emergency routes may be required as deemed appropriate by the agency.</p>
<p>24.04.560</p>	<p>Drainage</p>	<p><u>Drainage Setbacks</u> All structures shall be set back from creeks, channels or other major waterways at least twenty feet from the top of bank or twenty feet plus twice the channel depth measured from the top of the near embankment, whichever is greater.</p>

22.98.040	Parkland Dedications and Fees	<p><u>C. Amount of parkland required.</u> In compliance with Map Act Section 66477.b, three acres of land for each one thousand persons residing within the County shall be devoted to neighborhood and community park and recreational purposes.</p> <p><u>G. Fees in lieu of dedication:</u> The subdivider shall pay fees in lieu of dedication where there is no park or recreation facility designated in the Marin Countywide Plan, Local Coastal Plan, or applicable Community or Specific Plan to be located within or partly within the proposed subdivision, or the subdivision proposes fifty or fewer parcels. The required fee shall be as determined by the formula in Subsection G.1 (Formula for Fees).</p> <p>3. Dedication in subdivisions of fifty or fewer parcels: Nothing in this Section shall prohibit the dedication and acceptance of parkland in subdivisions of fifty or fewer parcels, where the subdivider proposes the dedication voluntarily and the land is acceptable to the County.</p> <p><u>H. Requirement for dedication and fees:</u> In subdivisions of over fifty parcels, the subdivider shall both dedicate land and pay a fee, as follows.</p> <ol style="list-style-type: none"> 1. When a portion of the land to be subdivided is proposed in the Marin Countywide Plan, Local Coastal Plan or Community Plan or Specific Plan as the site for a park or recreation facility, that portion shall be dedicated for local park purposes. The land to be dedicated shall be subject to the improvement requirements of Subsection F above (Improvements Required for Dedicated Lands). If additional land would have been required for dedication by Subsection D above (Dedication Requirement), a fee, computed in compliance with Subsection G above (Fees In-lieu of Dedication), shall also be paid for the value of any additional land, plus twenty percent toward the costs of off-site improvements. 2. When a major part of the local park or recreation site has already been acquired by the County or other local agency, and only a portion of the land is needed from the subdivision to complete the park site, the remaining portion shall be dedicated for local park purposes. <p>The subdivider shall also pay a fee in compliance with Subsection G above (Fees In-lieu of Dedication), in an amount equal to the value of the land, plus an additional twenty percent of the value of the land toward the costs of the off-site improvements that would otherwise have been required by Subsection F above (Improvements Required for Dedicated Lands) if the land had been dedicated. The County shall use the fees to improve the existing park and recreation facility, or to improve other local parks and recreation facilities in the area serving the subdivision.</p>
18.06.050	Sewage Disposal*	<p><u>Connection to public sewer system and alternatives:</u></p> <p>Sewage disposal shall be by means of a connection to a public sewer system if the nearest sewer is within four hundred lineal feet of the parcel in which the structure generating the sewage is to be constructed. This requirement may be waived by the health officer if he finds connection to a public sewer is legally or physically impossible. If the health officer determines that connection to a public sewer is unfeasible, an application may be filed for a permit for an alternative method of sewage disposal, utilizing an individual sewage disposal system.</p>
22.100.020	Sewer and Water	<p><u>B. Sewage disposal.</u> Provisions shall be made for adequate sewage disposal in compliance with Title 18 (Sewers) of the County Code, and as follows.</p> <ol style="list-style-type: none"> 1. Sanitary sewer. Where sewage disposal is to be by sanitary sewer, the subdivider shall install improvements and facilities as required by the governing board of the sewer system. 2. On-site disposal. Where sewage disposal is to be by individual on-site sewage disposal systems, the subdivider shall submit sufficient evidence with the subdivision application for review by the Health Officer, as to the ability of the lots to accommodate the systems, in compliance with Title 18 (Sewers) of the County Code. 3. Community system. Where sewage disposal is to be by a community waste disposal system, the subdivider shall submit detailed plans to the Health Officer. In addition, an intention to use a community disposal system shall be filed with the Regional Water Quality Control Board. The subdivider shall install the community waste disposal system, including provisions for future maintenance, following review and comment by the Regional Water Quality Control Board and approval by the Health Officer. <p><u>C. Water supply.</u> Provisions shall be made for domestic water supply as may be necessary to protect public health, including water service to each lot and fire protection facilities. Water may be supplied by connection to a public utility, establishment of a mutual water system (except as provided in Title 7, Section 7.28.025 (Prohibition) of the County Code), or by wells, springs or other approved sources of water,</p>

		<p>in compliance with Title 7 (Health and Sanitation) of the County Code, and as follows.</p> <ol style="list-style-type: none"> 1. Public utility. Where water is to be supplied by connection to a public utility, the subdivider shall install improvements and facilities as required by both the utility and the Fire Chief having jurisdiction. 2. Mutual water company. Where water is to be supplied by a mutual water company, the subdivider shall submit sufficient evidence, substantiated by adequate tests and/or engineering data, as to the quantity, quality and safety of the proposed water supply. After approval by the Environmental Health Director, the subdivider shall install an adequate and safe system that will provide water connections for each lot and for fire protection as approved by the Health Officer, and the Fire Chief having jurisdiction. 3. Wells or other sources. Where water is to be supplied by wells, springs or other sources, the purchasers of the properties shall be informed of the water supply in writing. The subdivider shall submit sufficient evidence substantiated by adequate tests and/or engineering data to ensure that adequate water can be obtained for each lot and for fire protection as approved by the Health Officer, and the Fire Chief having jurisdiction. The information provided shall be certified by a professional engineer or geologist.
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** Water and sanitary districts, not the County, assess required improvements related to water and sewer. Sewage disposal is addressed in greater length in the discussion of infrastructure in the Constraints section.*

APPENDIX I: Marin County Development Standards and Permit Requirements by Zoning District

Figure I-1: Development Standards, Conventional Zoning Districts

ZONING DISTRICT ¹	EXAMPLES OF PERMITTED USES (Without Use Permit)	MINIMUM LOT AREA ^{2,3}	MINIMUM SETBACKS ^{4,5,6}			MAXIMUM HEIGHT (Main building) ^{7,8}	MAXIMUM FAR (Floor Area Ratio) ^{9,10}
			Front	Side	Rear		
R-1		7,500 sq. ft.	25 ft.	6 ft.			
R-1:B-1	<ul style="list-style-type: none"> • Single-family dwelling • Accessory buildings and uses • Home occupations • Public parks and playgrounds • Crop and tree farming • Nursery and greenhouses 	6,000 sq. ft.	25 ft.	5 ft.	20% of lot depth/ 25 ft. maximum	30 ft. maximum	30%
R-1:B-2		10,000 sq. ft.	25 ft.	10 ft.			
R-1:B-3		20,000 sq. ft.	30 ft.	15 ft.			
R-1:B-4		1 acre	30 ft.	20 ft.			
R-A		7,500 sq. ft.	25 ft.	6 ft.			
R-A:B-1	<ul style="list-style-type: none"> • All uses permitted in R-1 • Limited livestock uses (see Section 22.32.030, M.C.C.) • Dairy on five acres or more 	6,000 sq. ft.	25 ft.	5 ft.	20% of lot depth/ 25 ft. maximum	30 ft. maximum	30%
R-A:B-2		10,000 sq. ft.	25 ft.	10 ft.			
R-A:B-3		20,000 sq. ft.	30 ft.	15 ft.			
R-A:B-4		1 acre	30 ft.	20 ft.			
A-2		2 acres	25 ft.	6 ft.			
A-2:B-1	<ul style="list-style-type: none"> • All uses permitted in R-1 • Limited agricultural uses • Horse stables and riding academies • Dog kennels having six or less dogs 	6,000 sq. ft.	25 ft.	5 ft.	20% of lot depth/ 25 ft. maximum	30 ft. maximum	30%
A-2:B-2		10,000 sq. ft.	25 ft.	10 ft.			
A-2:B-3		20,000 sq. ft.	30 ft.	15 ft.			
A-2:B-4		1 acre	30 ft.	20 ft.			

FOOTNOTES:

1. For information regarding other zoning districts, please contact the Marin County Community Development Agency, Planning Division.
2. Minimum lot area requirements increase on sloping lots (see Chapter 22.82, Marin County Code).
3. Design review approval is required on vacant lots proposed for development that are at least 50% smaller than the required lot area (Section 22.42.030, M.C.C.).
4. Setback requirements for corner lots, double frontage lots, and detached accessory structures may vary (see Sections 22.08.040 & 22.10.040, M.C.C.).
5. Setback requirements are measured from access easements/right-of-ways within yard areas (see Section 22.20.090, M.C.C.). Setbacks to streams may be increased if a watercourse exists on or near a subject property (see DPW-Flood Control). Development within the Countywide Plan's Stream Conservation Area on vacant lots that adjoin a mapped anadromous fish stream is subject to different setback standards (see Section 22.42.045, M.C.C. and Countywide Plan Policies EQ-2.3 to 2.6).
6. Some architectural features (roof overhangs, chimneys, bay windows, etc.) may be permitted to encroach into the required setbacks (see Section 22.20.090, M.C.C.).
7. Main buildings over 30 ft. in height require design review approval. Main buildings over 35 ft in height require Variance and design review approvals.
8. Maximum building height for detached accessory buildings is 15 ft. Accessory buildings over 15 ft. require use permit approval.
9. All single-family dwellings with a building area greater than 4,000 sq. ft. require design review approval.
10. For information regarding the calculation of FAR in the Tamalpais planning area, please refer to the Tamalpais Area Community Plan Program LU1.4a.

Figure I-2: Development Standards, Planned Districts

ZONING DISTRICT 1	EXAMPLES OF PERMITTED USES (Without Use Permit)	EXAMPLES OF DENSITY (Maximum units/acre)		MAXIMUM HEIGHT		DEVELOPMENT STANDARDS 2
				Main	Accessory	
RSP Residential, Single- family Planned	<ul style="list-style-type: none"> • Single-family dwelling • Accessory buildings and uses • Public parks and playgrounds • Crop and tree farming • Nurseries and greenhouses (private) • Home occupations 	RSP-0.25	1 unit/4 acres	30 ft.	15 ft.	Determined by master plan and/or design review
		-----	-----			
		RSP-0.5	1 unit/2 acres			
		-----	-----			
		RSP-1.0	1 unit/acre			
		-----	-----			
RSP-2.0	2 units/acre					
-----	-----					
RSP-10	10 units/acre					
RMP Residential, Multiple- family Planned	<ul style="list-style-type: none"> • All uses permitted in RSP • Two-family and multiple-family dwellings • Lodges and organizational houses • Schools, libraries, museums, churches, private residential recreational facilities 	RMP-1.0	1 unit/acre	30 ft.	15 ft.	Determined by master plan and/or design review
		-----	-----			
		RMP-5.0	5 units/acre			
		-----	-----			
		RMP-10	10 units/acre			
		-----	-----			
RMP-30	30 units/acre					
-----	-----					
RMP-45	45 units/acre					
ARP Agricultural, Residential Planned	<ul style="list-style-type: none"> • Single-family dwelling • Accessory buildings and uses • Agricultural uses: grazing, dairying, crop farming, fish hatchery, poultry, etc. • Equestrian uses: grazing, breeding, training, boarding, etc. 	ARP-2.0	1 unit/2 acres	30 ft.	15 ft.	Determined by master plan and/or design review
		-----	-----			
		ARP-10	1 unit/10 acres			
		-----	-----			
		ARP-30	1 unit/30 acres			
-----	-----					
ARP-60	1 unit/60 acres					

FOOTNOTES:

1. For information regarding other zoning districts, please contact the Marin County Community Development Agency, Planning Division.
2. Please see Chapters 22.08, 22.10, and 22.16 of Marin County Code for more information on uses, design standards, and requirements. All development in planned districts is subject to master plan and/or design review approval.
3. Development within the Countywide Plan's Stream Conservation Area is subject to different setback standards (see Countywide Plan Policies EQ-2.3 to 2.6).

Figure I-3: Development Standards, Commercial Districts

Zoning District	Minimum Lot Area ¹	Maximum Residential Density ²	Minimum Setback Requirements ³			Height Limit ⁴		Maximum FAR ⁵
			Front	Sides	Rear	Primary	Accessory	
VCR	7,500 sq.ft.	1 unit per 2,000 sq.ft. of lot area	0 ft.	0 ft. for commercial use, 5 ft. for residential use	0 ft. for commercial use, 15 ft. for residential use	35 ft.	15 ft.	Not applicable
AP		1 unit per 1,450 sq. ft. of lot area	25 ft.	6 ft. for 1-story building, 10 ft. for multi-story building, or on street side	20 ft.			
C1		1 unit per 1,450 sq. ft. of lot area	30 ft. 0 ft.	6 ft. adjacent to residential district, none otherwise	12 ft. adjacent to residential district, none otherwise			
CP	Not applicable	1 unit per 1,450 sq. ft. of lot area	Not applicable			30 ft.	15 ft.	Not applicable
IP		Not permitted						
RCR		Affordable Housing per CWP						
OP		Not permitted in OP; See Zoning Map for RMPC						
RMPC								

FOOTNOTES:

1. Minimum lot area and setback standards may change, as follows:
 - a. In VCR, AP, H1, and C1 districts, the minimum lot area and setback standards may change when the district is combined with a "-B" district in compliance with provisions of section 22.14.050 (Minimum Lot Size "-B" Combining District).
 - b. In VCR, AP, H1, and C1 districts, including those combined with "-B" districts, the minimum lot area may change in areas of sloping terrain in compliance with provisions of section 22.82.050 (Hillside Subdivision Design).
 - c. In CP, IP, RCR, OP, and RMPC districts, minimum lot area is determined through the master plan, precise development plan, or design review process in compliance with chapters 22.44 (Master Plans and Precise Development Plans) or 22.42 (Design Review). Through such process, the review authority will determine whether the lot area is adequate for the proposed land use.
2. Except for affordable housing, dwellings are not permitted in RCR districts. Where dwellings are permitted, the following standards apply:
 - a. In RMPC districts, when determining the maximum residential density allowed, any fraction of a dwelling unit of 0.90 or greater will be counted as a whole unit.
 - b. In C1 districts, dwellings are allowed only on above the first floor. The first floor shall be reserved for non-residential use.
3. See (1) above. See section 22.20.090 (Setback Requirements and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions to required setbacks. In CP, IP, RCR, OP, and RMPC districts, setbacks determined through the master plan, precise development plan, or design review process in compliance with chapters 22.44 (Master Plans and Precise Development Plans) or 22.42 (Design Review).
4. See section 22.20.060 (Height Measurement and Height Limit Exceptions) for height measurement and exceptions. In VCR, H1, or C1 districts, single-family dwellings over thirty feet in height require design review approval in compliance with chapter 22.42 (design review), and single-family dwellings over thirty-five feet in height require design review and variance approval in compliance with chapters 22.42 (design review) and 22.54 (Variances).
5. In VCR, H1, or C1 districts, single-family dwellings that contain over four thousand square feet of floor area require design review approval in compliance with chapter 22.42 (Design Review).
6. See Section 22.32.150 Residential Uses in Commercial/Mixed Use Areas for standards on residential development. For mixed use developments, the floor area ratio shall not exceed the floor area ratio as established by the governing Countywide Plan Land Use Designation.
7. The maximum residential density for proposed subdivisions for that portion or portions of properties with sensitive habitat or within the Ridge and Upland Greenbelt or the Baylands Corridor, and properties that lack public water or sewer systems, shall be calculated at the lowest end of the density range as established by the governing Countywide Plan Land Use Designation, except for projects that provide significant public benefits, as determined by the Review Authority, and lots proposed for affordable

housing. This restriction does not apply to lots governed by the Countywide Plan's PD-AERA (Planned Designation – Agricultural and Environmental Reserve Area) land use designation and to lots in the Baylands Corridor that are two acres or less in size that were legally created prior to January 1, 2007.

8. The maximum non-residential and non-agricultural floor area for that portion or portions of properties with sensitive habitat or within the Ridge and Upland Greenbelt or the Baylands Corridor, and properties that lack public water or sewer systems, shall be calculated at the lowest end of the floor area ratio range as established by the governing Countywide Plan Land Use Designation, except for projects that provide significant public benefits, as determined by the Review Authority. The floor area ratio restrictions do not apply to additions to non-residential and non-agricultural structures not exceeding 500 square feet. This restriction does not apply to lots governed by the Countywide Plan's PD-AERA (Planned Designation – Agricultural and Environmental Reserve Area) land use designation and to lots in the Baylands Corridor that are two acres or less in size that were legally created prior to January 1, 2007.

See Marin County Code article VIII (Development Code Definitions) for definitions of the terms used above.

Figure I-4: Permit Requirements by District, Residential Districts

RESIDENTIAL USES	R1 Residential Single Family	RSP Residential Single Family Planned	RA Residential Agriculture	RR Residential Restricted	RE Residential Estate	R2 Residential Two Family	RMP Residential Multiple Planned	RX Residential Mobile Home Park	RF Floating Home Marina	Development Code Section:
Affordable housing	P	P	P	P	P	P	P	P	P	22.22
Floating home marinas	—	—	—	—	—	—	—	—	MP	22.32.070
Floating homes	—	—	—	—	—	—	—	—	MP	22.32.075
Group homes, 6 or fewer residents	P	P	P	P	P	P	P	P	P	22.32.080
Group homes, 7 or more residents	U	MU	U	U	U	U	MU	MU	MU	22.32.080
Guest house	P	MP	P	P	P	P	—	—	—	22.32.090
Home occupations	P	MP	P	P	P	P	MP	MP	MP	22.32.100
Mobile home parks		—	—	—	—	U	MU	MP	—	22.32.110
Mobile homes	—	—	—	—	—	—	—	MP	—	22.32.110
Multi-family dwellings	—	—	—	—	—	—	MP	—	—	
Organizational houses	U	MU	U	U	U	U	MU	—	—	
Residential accessory uses and structures	P	MP	P	P	P	P	MU	MP	MP	22.32.130
Residential care facilities	P	MP	P	P	P	P	MP	MP	MP	22.32.080
Room rentals	P	MP	P	P	P	P	MP	—	—	
Residential second units	P	P	P	P	P	P	P	—	—	22.32.140
Single-family dwellings	P	MP	P	P	P	P	MP	—	P	
Tennis and other recreational uses	P	MP	P	P	P	P	MP	MP	MP	22.32.130
Transitional and supportive housing	—	—	—	—	—	—	MP	—	—	
Two-family dwellings	—	—	—	—	—	P	MP	—	—	

Key to Permit Requirements

	Permit Requirement	Procedures in Development Code Section:
P	Permitted use	
U	Conditional use, use permit required	Chapter 22.48
MP	Permitted use, master plan/Precise Development Plan required	Chapter 22.44
MU	Conditional use, use permit required where authorized by master plan/PDP	Chapter 22.44
—	Use not allowed. (See 22.02.020.E regarding uses not listed.)	

Figure I-5: Permit Requirements by District, Commercial Districts

RESIDENTIAL USES	VCR Village Commercial Residential	RMPC Residential Commercial Multiple Planned	C1 Retail Business	CP Planned Commercial	AP Admin and Professiona I	OP Planned Office	H1 Limited Roadside Business	RCR Resort and Commercial Recreation	IP Industrial Planned	Development Code Section:
Affordable Housing	P	P	P	P	P	P	P	P	U	Chapter 22.22
Group homes, 6 or fewer residents	P	P	—	—	—	P	U	—	—	22.32.080
Group homes, 7 or more residents	U	MU	—	—	—	MU	U	—	—	22.32.080
Guest houses	P	MP	—	—	—	MP	U	—	—	22.32.090
Homeless Shelter	—	—	P	P	U	U	U	—	—	22.32.095
Home occupations	P	MP	P	MP	P	MP	P	—	—	22.32.100
Multi-family dwellings	U	MP	P	MP	P	MP	P	—	—	22.32.150
Organizational houses	U	MU	U	—	—	MU	U	MU	—	
Residential accessory uses and structures	P	MP	P	—	P	MP	P	—	—	22.32.130
Residential care facilities	P	MP	—	—	—	MP	U	—	—	22.32.080
Room rentals	P	MP	P	MP	P	MP	U	—	—	
Single-family dwellings	P	MP	P	MP	P	MP	P	—	—	22.32.150
Tennis and other recreational uses	U	MP	U	MU	—	MU	U	—	—	22.32.130
Two-family dwellings	U	MP	P	—	P	MP	P	—	—	22.32.150

Key to Permit Requirements

	Permit Requirement	Procedures in Development Code Section:
P	Permitted use	
U	Conditional use, use permit required	Chapter 22.48
MP	Permitted use, master plan/Precise Development Plan required	Chapter 22.44
MU	Conditional use, use permit required where authorized by master plan/PDP	Chapter 22.44
—	Use not allowed. (See 22.02.020.E regarding uses not listed.)	

Figure I-6: Permit Requirements by District, Agricultural Districts

RESIDENTIAL USES	A2 Agriculture Limited	A3 to A60 Agriculture and Conservation	ARP Agriculture Residential Planned	C-ARP Coastal, Agriculture Residential Planned	OA Open Area Zoning/ Combining District	C-OA Coastal, Open Area District	C-APZ Agriculture Production Zone
Affordable housing	P	U	P	P	—	U	U
Agricultural worker housing	P	P	P	PP	P	U	PP
Group homes, 6 or fewer residents	P	P	P	MP	—	—	P
Group homes, 7 or more residents	U	U	MU	MU	—	—	P
Guest house	P	P	MP	MP	P	P	—
Home occupations	P	P	MP	MP	P	P	P
Private residential recreational facilities	U	U	MU	MU	—	—	—
Religious residential retreats	U	U	MU	MU	—	—	—
Residential accessory uses and structures	P	P	MP	MP	P	P	P
Residential care facilities	P	P	MP	MP	—	—	P
Residential second units	P	P	P	MP	—	—	—
Room rentals	P	P	MP	MP	—	—	P
Single-family dwellings (attached or detached)	P	P	MP	MP	U	U	U
Tennis and other recreational uses	P	P	MU	MU	U	—	—

Key to Permit Requirements

	Permit Requirement	Procedures in Development Code Section:
P	Permitted use	
U	Conditional use, use permit required	Chapter 22.48
MP	Permitted use, master plan/Precise Development Plan required	Chapter 22.44
MU	Conditional use, use permit required where authorized by master plan/PDP	Chapter 22.44
—	Use not allowed. (See 22.02.020.E regarding uses not listed.)	

APPENDIX J: FLOOD MANAGEMENT (§65302)

INTER-OFFICE MEMORANDUM MARIN COUNTY DEPARTMENT OF PUBLIC WORKS

DATE: July 31, 2014
TO: Berenice Davidson
FROM: Dave Nicholson
RE: Marin County Floodplain Code §23.09 as it Pertains to AB-162 and CPW Updating

The following is a narrative outlining Marin County compliance with AB-162 Code Section 65302 as it specifically pertains to flood hazard avoidance (see the section language on attached sheet). Note that Marin County Code (MCC)§23.09.010 addresses statutory authorization for the enforcement of Government Code Section 65302 (Ord. 3293§1, 1999).

§65302.d.3

Water resources are in Section 2.5 of the Countywide Plan (CWP) and Map 2-7 show watersheds, creeks and water bodies. Also in the CWP, flood corridors are shown on Map 2-12 and riparian habitats are addressed in the CWP BIO-4, Stream Conservation Area beginning on Page 2-28. There are no known groundwater recharge systems within Marin County and stormwater management is addressed in CWP BIO-4.20, Page 2-35 and under CWP WR-2.6, Page 2-60.

§65302.g.2

: (A) Flood hazards are defined on FEMA Flood Insurance Rate Maps (FIRMs). Marin County Code (MCC)§23.09.011(4) adopts FEMA FIRMs and all subsequent FIRM amendments to identify and delineate flood hazard areas within the county. Additionally, pursuant to (A)(xi), special flood districts in flood-prone areas within the county have been established and flood control improvements are administered by the Marin County Flood Control Division. See also CWP Map 2-12, Flooding. No changes to the status of dams throughout the county have occurred to date. As a result, Map 2-12 in the CWP showing dam failure inundation is current.

: (B) MCC§23.09, Floodplain Management establishes adopted policies and codes that regulate development and redevelopment within flood-prone areas in Marin County. Under MCC§23.09.011, Findings of Fact, the Floodplain Management regulations are based on large known floods to have occurred and on FEMA-established flood boundary maps. Also see CWP Goal EH-3, Page 2-77.

: (C) Implementation and enforcement of the flood hazards regulations are conducted by DPW engineer staff and managers. Through the discretionary review and building permit plan-checking process, DPW engineers review development and re-development projects, identify those that may be affected by flood hazards, and implement the requirements spelled out in MCC§23.09 to ensure compliance with the code requirements by ensuring that development plans meet the minimum regulations and by conducting site inspections.

§65302.g.3

No revisions were found to be necessary for the safety element with respect to flood hazards.

§65302.g.4

Marin County has established a floodplain ordinance [MCC§23.09] that is based on and approved by FEMA and substantially complies with this section. See Goal EH-3 on Page 2-77 and subsequent Implementing Programs on Page 2-78.

Appendix K: Master Response 3- Environmental Review of Housing Projects

The following response addresses the relationship of this SEIR to evaluation of future individual housing sites.

The proposed project evaluated in this SEIR is the *2012 Draft Housing Element* of the *Marin Countywide Plan (Countywide Plan)*. This SEIR evaluates proposed changes in the Housing Element since certification of the *2007 Countywide Plan EIR* and approval of the *2007 Countywide Plan* (including the current Housing Element, which was incorporated into the *Countywide Plan* and adopted by the Board of Supervisors in November 2007) (see page 2 of the Draft SEIR). The *2007 Countywide Plan EIR* evaluated a range of total housing units that could be built in the unincorporated area of Marin County under the various *Countywide Plan* policies that encourage housing (see page 9 of the Draft SEIR). Like the *2007 Countywide Plan EIR*, this SEIR is a program EIR prepared pursuant to *State CEQA Guidelines* section 15168(a)(3) (as discussed on page 4 of the Draft SEIR a program EIR is appropriate for rules, regulations, plans, and other general criteria to govern the conduct of continuing programs).

The potential for development of housing on 49 sites in the 2007-2014 and 2014-2022 Housing Element timeframes, are analyzed in every resource category and in the cumulative context. The SEIR discloses new or substantially more severe significant impacts in the following three resource areas: Air Quality; Hydrology, Water Quality and Flooding Hazard; and Noise. As described on pages 41 to 44 of the Draft SEIR and in *Master Response 1 – Sea Level Rise*, five new mitigation measures and one revised mitigation measure have been identified, which would reduce the new or substantially more severe significant impacts to a less-than-significant level. When development projects are proposed for the identified housing sites, site-specific review based on the project applications will determine the form of additional environmental review required.

While the SEIR provides an in-depth program-level review of the proposed housing sites, each individual housing site will separately and subsequently receive additional review if and when individual development applications are received by Marin County. This SEIR will help facilitate future, tiered environmental review, as appropriate, because it provides program level information and data about each housing site, which identifies potentially significant environmental impacts and associated mitigation measures that may be used in analyzing future site-specific development projects. This approach should not reduce the ability of citizens to participate in the County review process for individual housing sites.

It is acknowledged that any future environmental review would be subject to the CEQA requirements applicable at that time, which may have been amended to address new environmental data, changes to regulatory settings, judicial decisions, and other information used to evaluate environmental change, mitigating factors, and impact thresholds.



BUILT ENVIRONMENT ELEMENT



Golden Gate Transit District

3.9 Transportation

Background

The transportation system and land use pattern are inextricably linked. Any major change to one triggers the need to modify the other (as evidenced by the common practice of using computer models to balance future transportation capacity with growth projections). Energy consumption is responsible for an estimated 33 percent of Marin County’s greenhouse gas emissions. But an even larger share – 62 percent – comes from transportation. Traditional solutions to maintaining acceptable traffic flows, such as road widening, tend to



MARIN COUNTYWIDE PLAN

be prohibitively expensive and environmentally damaging, while not relieving traffic congestion for the long term. Instead, major changes in travel behavior will be needed to reduce traffic congestion, greenhouse gas emissions, and air pollution in Marin, as described in *Moving Forward: A 25-Year Vision for Transportation in Marin County* (2003). This County transportation vision calls for an integrated, multimodal system that relies on travel by bus, rail, ferry, bicycle, and foot to supplement and supplant automobile use. Increasing transportation choices can help reduce traffic congestion and improve air quality. The County is not estimated to grow significantly in the future, but most of the residential growth will occur in the City-Centered Corridor, where most of the impacted roads exist. The Plan calls for much of the residential growth to occur near transit, in medium to higher density or mixed-use-type development.

Both circulation improvements and new development need to enhance the travel experience for pedestrians, cyclists, and transit users to ensure that alternative modes are successful in reducing car traffic and accommodating latent demand. These improvements are achieved in a variety of ways. Marin County has a Roadway Impact Fee ordinance, which provides for the repair and maintenance of County streets and roads resulting from construction activity. Also, Sub-regional Transportation Improvement fees are assessed for new developments to pay their fair share for transportation facilities fees in specific study areas. Outside of the specific study areas covered in the Sub-regional Transportation Improvement areas, projects may trigger transportation improvements or fees if they cause significant impact to intersection level of service. Commercial and medium to higher density residential development must be integrated with transit hubs where modal transfers will occur. Funding from local, State and federal sources can pay for some needed circulation improvements, and public/private partnerships and changes to zoning can lead to successful transit-oriented development, increasing mobility while mitigating traffic congestion.

Operating as a “self-help” county is becoming increasingly vital as local funding provides local control for transportation funding decisions, and opens new opportunities to receive State and federal grants. As state funding earmarked for transportation is being diverted to other programs by the Legislature, it is becoming exceedingly clear that Marin’s transportation needs are best met by a Marin agency allocating local funds for local needs.

In 2003, a Joint Committee of the Board of Supervisors, Marin County Transit District, and Transportation Authority of Marin created the *Transportation Vision For Marin County* which outlined desirable projects worth \$1.6 billion, and noted that a source of local funding is the necessary first step to address the most immediate needs. At that time, funding for local transit services was insufficient to meet even the reduced service levels implemented in November 2003. A sales tax was the most feasible option available and would qualify Marin as a “self-help” county, allowing Marin to provide local matching funds and compete for federal and State grants, which would multiply the impact of the tax dollars.

In November 2004, Marin County residents overwhelmingly approved a landmark sales tax measure allocating funds to local transportation projects and allowing Marin more control of its transportation future. Measure A, the Traffic Relief and Better Transportation Act, approved by Marin voters, authorizes a half-cent sales tax that will generate approximately \$331 million over the next 20 years.



BUILT ENVIRONMENT ELEMENT

The goal of Measure A is to improve transportation and mobility for all Marin County residents and workers by providing a variety of high-quality transportation improvements and transit options designed to meet local needs. This includes expanding bus service, completing the Highway 101 HOV lane through San Rafael, providing roadway improvements, and ensuring safer access to schools.

Marin County Transportation Sales Tax Expenditure Plan

The four key strategies of Measure A to reducing congestion and improving transportation in Marin:

Strategy	Measure A Funds	Share of Measure A Funds
Develop a seamless local bus system that serves community needs, including special services for seniors and those with disabilities.	\$182.4 million	55%
Fully fund and accelerate completion of the Highway 101 HOV Lane Gap Closure Project through San Rafael.	\$24.9 million	7.5%
Improve, maintain, and manage Marin’s local transportation infrastructure, including roads, bikeways, pathways, and sidewalks.	\$87.9 million	26.5%
Reduce school-related congestion and improve safe access to schools	\$36.5 million	11%

This Section of the Countywide Plan establishes level of service standards for traffic operations. The Congestion Management Program (CMP) addresses existing and future transportation problems in Marin by developing a process to determine the impacts of local development decisions on the regional transportation network. A seven-year investment strategy (Capital Improvement Program [CIP]) is developed and updated every two years in order to promote the goals of the CMP. The CMP will ultimately be incorporated into the Regional Transportation Plan (RTP), and all projects in the CIP must be consistent (see Maps 3-6a and 3-6b). However, while improvements may ease congestion at a specific location, added vehicles passing through the system can increase congestion elsewhere. Thus, multi-modal mitigation – which has additional benefits rather than adverse impacts – is often preferable. This Section also endorses interagency cooperation to achieve regional transportation objectives. (Also see the Atmosphere and Climate Section of the Natural Systems and Agriculture Element for further information.) Public utility circulation improvements are discussed in the Public Facilities and Services section.

Marin County operates the only public-use airport, Gness Field, within the county. The county airport at Gness Field should be the only civilian airport facility in Marin County and shall be for general aviation only. The Countywide Plan policies are consistent with the relevant airport land use plan adopted by the Airport Land Use Commission in 1991 and amended in 1997.

The Sonoma Marin Area Rail Transit (SMART) project is intended to provide passenger train service extending from Cloverdale to Larkspur, and provide approximately 71 miles of service with up to 14 stations, 9 in Sonoma County and 5 in Marin County. If approved by the voters, SMART passenger train service will provide a transportation alternative for thousands of commuters traveling within and between Sonoma and Marin counties. A continuous bicycle and pedestrian multi-use pathway is also planned as part of the project. Half of all traffic entering Marin County from the north on Highway 101



MARIN COUNTYWIDE PLAN

is destined for Marin County. Providing rail service to Larkspur is intended to make a significant contribution to relieving congestion on Highway 101. SMART also plans to provide rail service to the existing ferry terminal at Larkspur Landing (or relocated to San Quentin), enabling commuters to transfer to a San Francisco-bound ferry. The planned routes in Marin County are shown on the transit corridors maps.

The San Francisco Bay Area Water Transit Authority (WTA) is a regional agency authorized by the State of California to operate a comprehensive San Francisco Bay Area public water transit system. Although a new ferry terminal across the Petaluma River and the Sonoma County line is being studied, WTA service is not contemplated for Marin. Instead, ferries in the county are operated by the Golden Gate Bridge, Highway, and Transportation district. Golden Gate ferries travel between San Francisco and Larkspur and Sausalito. Expansion of the services is dependent on securing operating and capital funding.



“The simple social intercourse created when people rub shoulders in public is one of the most essential kinds of social ‘glue’ in society.”

— Christopher Alexander, Sara Ishikawa, and Murray Silverstein, *A Pattern Language: Towns, Buildings, Construction*

Key Trends and Issues

Is traffic congestion in Marin getting worse?

People walk and ride bicycles less in the United States. Worldwide, the United States ranks as the first-world country with the lowest percentage of people who walk and bicycle for transportation. In 2000, biking and walking trips made up only 6% of all daily trips in the United States, compared with 10% in Marin County¹, 12% in Canada, 16% in England, 34% in Switzerland and Germany, 39% in Sweden, and 46% in the Netherlands². In general, 10.9% of Marin residents walk and ride bicycles as a form of transportation.³

County residents are making more automobile trips than ever. Residents made more than 750,000 daily trips in 1998, up more than 10% in 10 years, outpacing growth in employment and households. About 80% of those trips

were made within the county. The number of daily trips per household has also increased steadily since 1990 and is projected to continue doing so (see Figure 3-29).

Most people in Marin drive alone. In 2003, 66%⁴ of Marin commuters traveled alone. Vehicles in carpool lanes saved an average of 14 minutes on the southbound morning commute and 3 minutes on the northbound afternoon commute.

¹2000 Marin Traffic Model.








²John Pucher, Rutgers University, 1995. Due to modal splits, differences in trip definition, survey methodology, and urban area boundaries, the information is approximate and is shown for comparative purposes only.

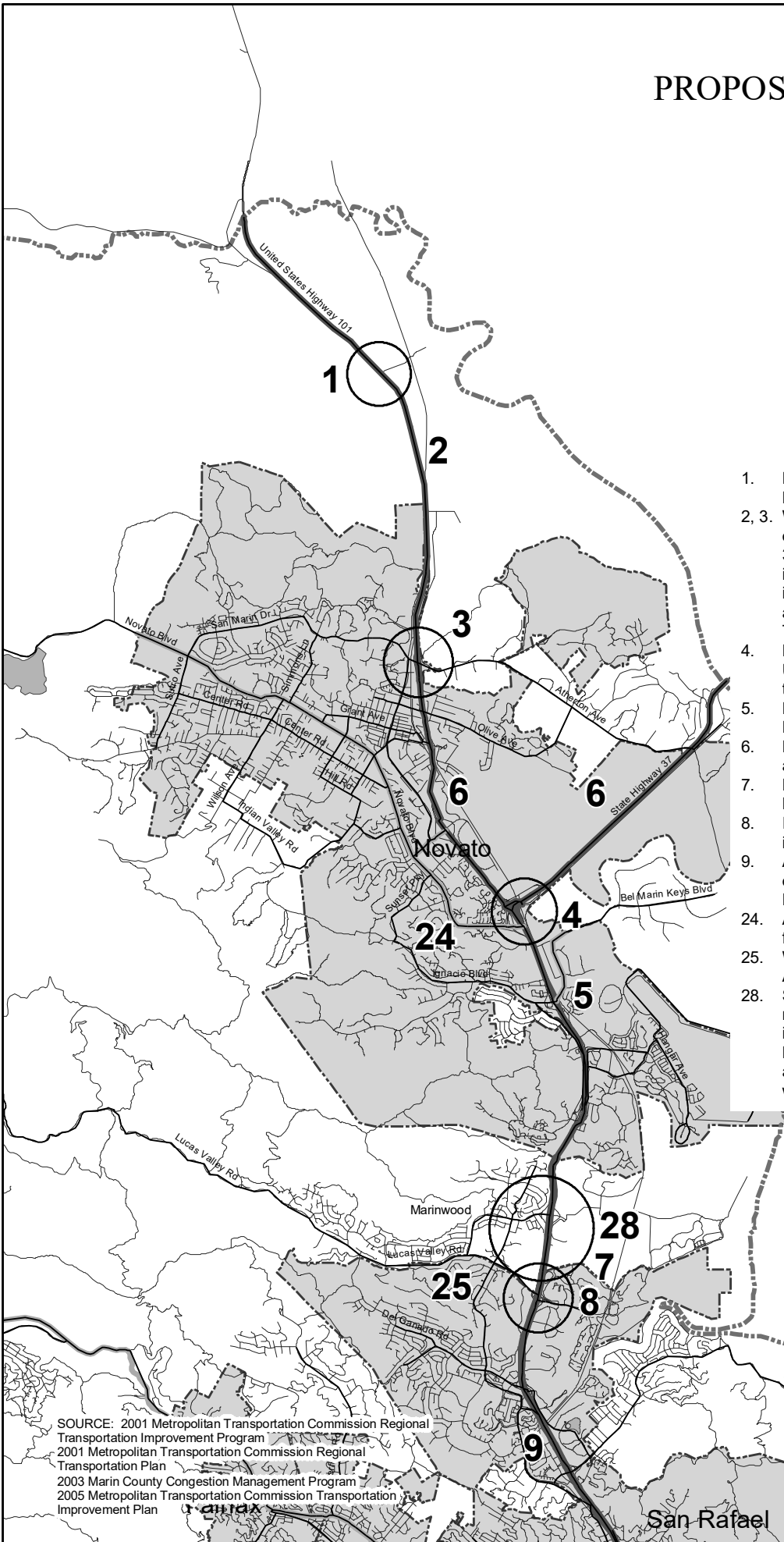
³Metropolitan Transportation Commission, 2000 Household Transportation Survey.

⁴RIDES' Commute Profile 2003.

MAP 3-6a PROPOSED TRANSPORTATION IMPROVEMENTS

Legend

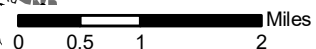
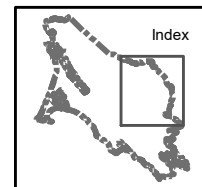
-  County Boundary
-  City Boundary
-  Lakes
-  State Highways
-  Principle Arterials
-  Primary Roads
-  Roads



1. New overcrossing at the Redwood Landfill.
- 2, 3. Widen U.S. 101 from 4 to 6 lanes for the addition of an HOV lane in each direction from State Route 37 in Novato to Old Redwood Highway in Petaluma, including Atherton Avenue interchange improvements, continuous bike/pedestrian facilities, and provisions for traffic management such as Traveler Information Systems.
4. New Northbound auxiliary lane on U.S. 101 from State Route 37 off-ramp to South Novato Blvd. off-ramp.
5. New Northbound auxiliary lane from Nave Dr. on-ramp to State Route 37.
6. New Traveler Information System along I-580, U.S. 101, and State Route 37.
7. New Southbound auxiliary lane from Miller Creek Rd. to Manuel T. Freitas Parkway.
8. Improve U.S. 101/Lucas Valley Rd. interchange.
9. Add a new southbound auxiliary lane on U.S. 101 from Manuel T. Freitas Parkway to the North San Pedro Road exit.
24. As needed, widen South Novato Blvd. from U.S. 101 to Rowland Blvd.²
25. Widen Lucas Valley Rd. from Las Gallinas Ave. to Los Gamos Dr.²
28. Signalize the Miller Creek Rd. and U.S. 101 northbound and southbound off ramp intersections and the Miller Creek Rd. and Las Gallinas intersection plus add eastbound and northbound left turn pockets and a westbound left turn pocket on Miller Creek Rd.

¹ The City of San Rafael has a peak hour parking program that provides some relief.

² These projects are subject to local city coordination and approval.



SOURCE: 2001 Metropolitan Transportation Commission Regional Transportation Improvement Program
 2001 Metropolitan Transportation Commission Regional Transportation Plan
 2003 Marin County Congestion Management Program
 2005 Metropolitan Transportation Commission Transportation Improvement Plan

THIS MAP WAS DEVELOPED FOR GENERAL PLAN PURPOSES. THE COUNTY OF MARIN IS NOT RESPONSIBLE OR LIABLE FOR USE OF THIS MAP BEYOND ITS INTENDED PURPOSE.

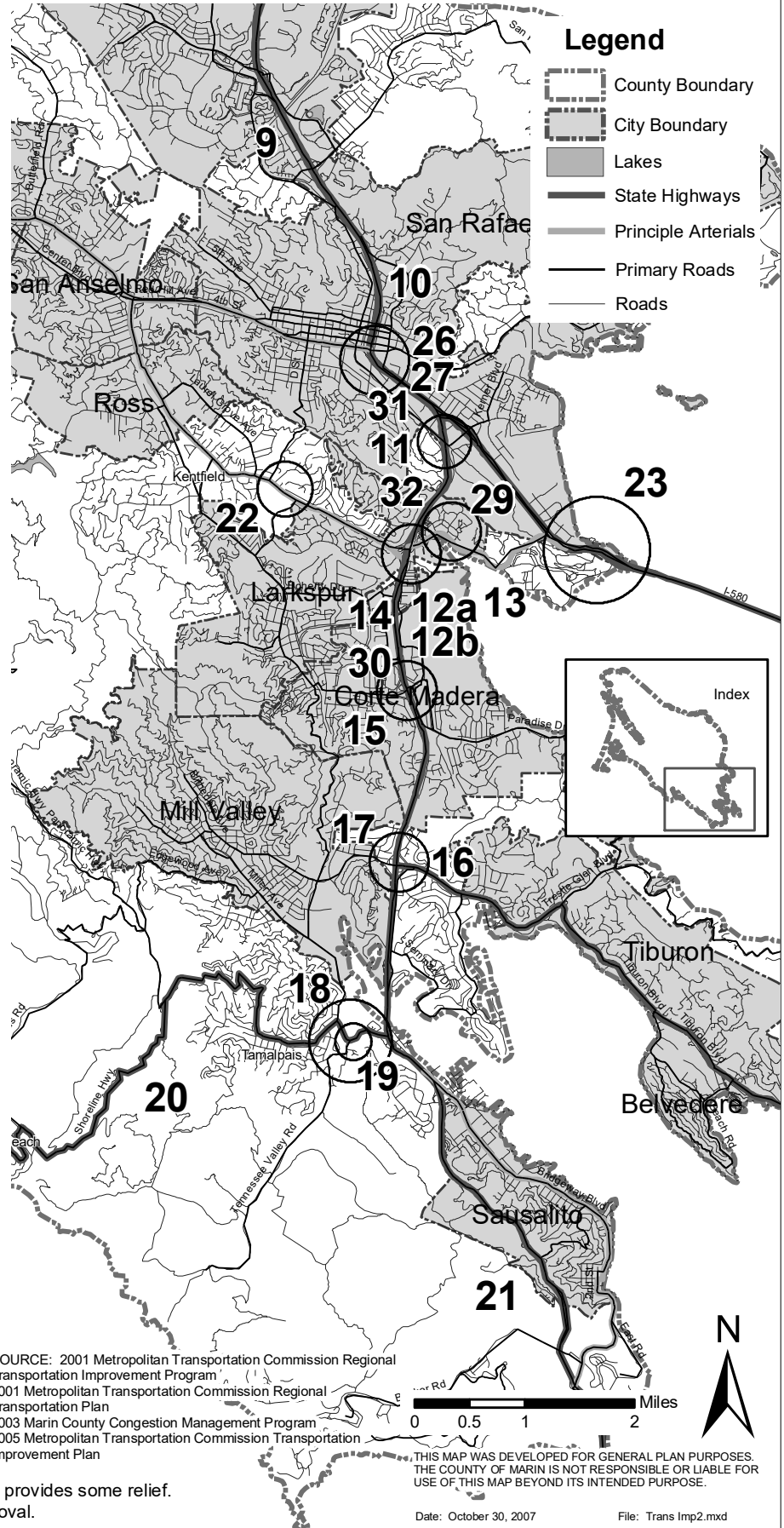
Date: October 30, 2007

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San Rafael

MAP 3-6b PROPOSED TRANSPORTATION IMPROVEMENTS

9. Add a new southbound auxiliary lane on U.S. 101 from Manuel T Freitas Parkway to the North San Pedro Road exit.
10. Close the HOV gap on U.S. 101 both north and southbound from Lucky Drive to North San Pedro Rd., including a Class I bike/pedestrian facility over Puerto Suelo Hill, and a dual lane exit to I-580 eastbound.
11. I-580 Interchange improvements: West I-580 to south U.S. 101 and west I-580 to north U.S. 101 to Second Street, including improvements at the Bellam Blvd. ramps and surrounding bike/pedestrian facilities.
- 12a. Widen Sir Francis Drake Blvd. westbound from Larkspur Landing Circle to the southbound U.S. 101 on-ramp.
- 12b. Consider widening Sir Francis Drake Blvd. from two to three lanes in the westbound direction from U.S. 101 to Eliseo Dr.
13. New southbound auxiliary lane on U.S. 101 from Andersen Drive to Sir Francis Drake Blvd. as part of the U.S. 101 improvement project.
14. Improve Lucky Drive access to/from U.S. 101.
15. Improve U.S. 101 operations from Greenbrae interchange to Tamalpais Dr.
16. Improve Tiburon Blvd. overcrossing with additional lanes (particularly in the eastbound direction from southbound U.S. 101 to Strawberry Dr.), more off-ramp and on-ramp capacity, accommodation of bicyclists and pedestrians, and better access to bus transit stops in the interchange.
17. Widen southbound U.S. 101 off-ramp at Tiburon Blvd./East Blithedale and improve the traffic distribution at th ramp terminus with East Blithedale.
18. Widen and improve signals or otherwise work to lessen traffic congestion on State Route 1 between Flamingo Rd. and U.S. 101, including replacement of Tennessee Valley (Coyote Creek) Bridge.
19. Secure permanent funding for the Muir Woods Shuttle operating between the U.S. 101/State Route 1 interchange and Muir Woods National Monument.
20. Access management for State Route 1 from U.S. 101 to Stinson Beach and Tennessee Valley Rd. for access to the Golden Gate, Mt. Tamalpais, and Stinson Beach Recreation areas.
21. Consider expansion of regional express bus operations on U.S. 101 from Santa Rosa to San Rafael/San Francisco to include local bus service to the regional bus-stops and bus transfer facilities along the U.S. 101 corridor, including necessary intermodal facilities.
22. Widen or complete other operational improvements on Sir Francis Drake Blvd. between Bon Air Rd. and Wolfe Grade.
23. Consider expansion of I-580 from two to three lanes in the westbound direction from the Richmond Bridge to Sir Francis Drake Blvd. as long as traffic impacts downstream are adequately addressed.
26. Add a right turn lane to the northbound Grand Ave. ² approach at the Second St. and Grand Ave. intersection.
27. Add a westbound through lane on Third St. at the intersection of Third St. and Grand Ave. ^{1,2}
29. Add a new multi-modal facility accessing the Larkspur Ferry Terminal.
30. Operational improvements on northbound U.S. 101 from Paradise Drive to Sir Francis Drake Blvd., including consideration of auxiliary lanes in selected locations such as Paradise Dr. to Lucky Dr.
31. Widen U.S. 101 northbound and southbound from three lanes and one auxiliary lane to four lanes for HOV and one auxiliary lane between Second St. and I-580.
32. Study expanding U.S. 101 between I-580 and Sir Francis Drake Blvd. from three to four mixed flow lanes in the southbound direction.



SOURCE: 2001 Metropolitan Transportation Commission Regional Transportation Improvement Program
 2001 Metropolitan Transportation Commission Regional Transportation Plan
 2003 Marin County Congestion Management Program
 2005 Metropolitan Transportation Commission Transportation Improvement Plan

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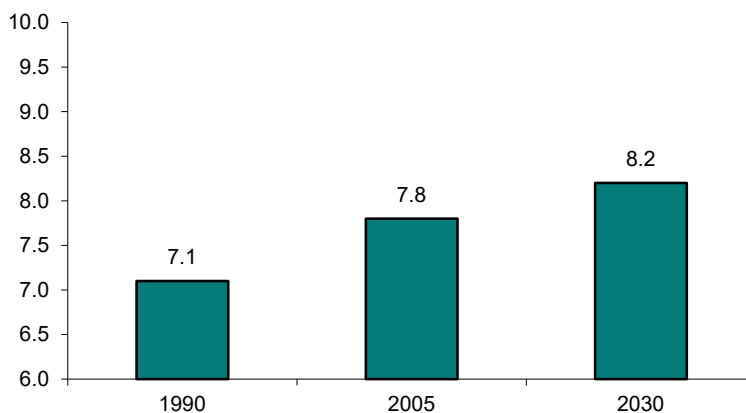
¹ The City of San Rafael has a peak hour parking program that provides some relief.

² These projects are subject to local city coordination and approval.



BUILT ENVIRONMENT ELEMENT

Figure 3-29
Total Average Daily Trips per Household in Marin



Source: 2005 Marin Traffic Model.

Fuel consumption and transportation costs are high and increasing. Fuel consumption is increasing at a higher rate than the rate of population growth, due to more frequent driving by residents, vehicles with low fuel economy, traffic congestion, and long distance commuting. With higher fuel consumption come increased tailpipe emissions and reduced air quality.

Jurisdictions are increasingly being required to be “self-help.” State and federal transportation funds are not sufficient to meet our transportation needs, nor are they reliable. State and federal gas taxes are not indexed to inflation, resulting in diminished funds, and some transportation funds are being diverted to other programs. State and federal transportation grants pay the lion’s share of most local transportation projects, and to receive a grant, a city/town or county typically must provide 10% to 50% of a local project’s cost (matching funds). Self-help counties with guaranteed matching funds for the local portion of transportation projects are awarded more grants, thus increasing the value of tax dollars.

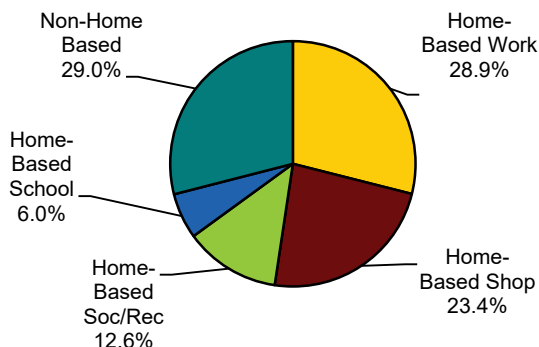
Where are drivers going?

Most trips start from home, go to one place, and return home. According to the 2001 Nationwide Personal Transportation Survey, 40% of all trips in the United States cover two miles or less. Only 30% of trips in Marin reach multiple destinations. More than half of Marin residents making a commute trip travel to jobs in Marin County, while 28% of work trips made by residents are to San Francisco (Figures 3-30, 3-31, and 3-32). Recreational travel to the coast creates congestion on weekends in southern and western Marin, where few alternatives to the automobile exist.



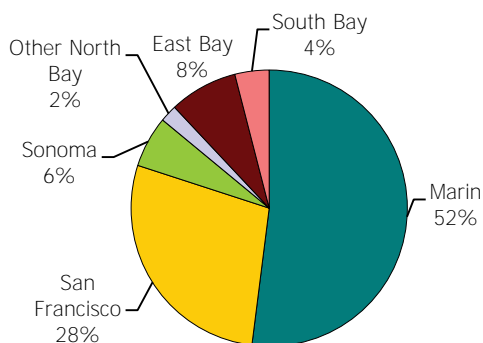
MARIN COUNTYWIDE PLAN

Figure 3-30
Total Daily Weekday Trips Generated in Marin County



Source: 2000 Marin Traffic Model.

Figure 3-31
Destination of Work Trips for Marin County Residents



Source: 2000 Marin Traffic Model.

Why don't more people ride bikes or transit?

Many people refrain from riding bikes due to safety and convenience issues. In 2003, biking and walking trips made up 5%.¹ of all commute trips in Marin County. Workers and school-age children would be more willing to bike and walk to work destinations and schools if safe bicycle and pedestrian routes and convenient facilities were provided.

¹ RIDES' Commute Profile 2003.



BUILT ENVIRONMENT ELEMENT

Convenience, frequency, and reliability of service, and distance to transit stops are key factors that impact transit use. Transit ridership levels on routes between Marin County and San Francisco, which have a relatively high frequency of buses and reliable service, make up 25% of all commute trips, while intra-county trips between Marin communities account for less than 5% of the transit commute share.

Figure 3-32
Composition of All Vehicle Trips on the Marin Roadway Network
(Traffic—A.M. Peak Hour)

Marin to Marin	50%
External to Marin	22%
Marin to External	20%
Through Marin	8%

Source: 2000 Marin Traffic Model.

Expanding local and express bus service could increase ridership. Ridership and the demand for paratransit services consistent with the Americans with Disabilities Act are expected to increase over the next 20 years. Improving the frequency of local express bus service, linking major residential and activity centers, expanding routes between communities, and tailoring community service routes (such as Whistlestop Wheels) to meet the needs of each community could potentially increase transit ridership.

Demand for paratransit services is increasing. In the last five years there has been a 30% increase in paratransit demand.

Plans to expand regional transit services, such as rail and ferry, are being considered. The Sonoma-Marín Area Rail Transit (SMART) system is proposed to run from Cloverdale to Larkspur (or relocate to San Quentin) on a railroad right-of-way already in public ownership. A continuous bicycle and pedestrian multi-use pathway is planned to generally follow within the proposed SMART Corridor Alignment, providing for a north-south bikeway. Rail stations are planned to become intermodal hubs with convenient connections to local bus service, bicycle and pedestrian facilities, and park-and-ride lots. The Water Transit Authority is amending its master plan to consider long-term demand and services to Marin and Sonoma counties.

Will traffic levels of service (LOS) be adequate in Marin?

Level of service is used to describe the balance of travel demand and capacity in our existing transportation system. The county’s Congestion Management Program, developed by TAM, is designed to ensure that roadways operate at the minimum countywide standard of Vehicle LOS D or better for urban and suburban arterials including highways that serve as arterials (e.g., State Route 1, State Route 131) and LOS E or better for Highway 101, Interstate 580, and State Route 37. The following map and figures show the definition of level of service for unsignalized and signalized roads, and a map of monitored roadways in Marin County and their existing level of service (see Map 3-7, Monitored Roadway Locations for Level of Service; and Figures 3-33 through 3-36).



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The purpose of establishing a Vehicle LOS standard is to (1) conform to the objectives of the Congestion Management Program; (2) prioritize transportation system improvements; and (3) guide the amount, timing, and location of new development. New development is expected to contribute to achieving the LOS standards by providing transportation improvements, and/or paying fees, and/or participating in Travel Demand Management programs. Biennial monitoring and reporting of the LOS standard to determine compliance occurs in September of each even-numbered year. Conformance with the standard is required unless a deficiency plan is adopted. If conformance is not achieved or a deficiency plan is not in place, a jurisdiction may risk losing an increment in its gasoline tax subvention program and having projects not be included in the Regional Transportation Improvement Program.

Figure 3-33
Intersection Level of Service Definitions: Signalized Intersections

LOS	Vehicle Delay (seconds)	Description
A	0 - 5	Free Flow/Insignificant Delay: No approach area is fully utilized by traffic.
B	5.1 - 15	Stable Operation/Minimal Delay: An approach area may be fully utilized. Some drivers feel restricted.
C	15.1 - 25	Stable Operation/Acceptable Delay: Approach areas are fully utilized. Most drivers feel restricted.
D	25.1 - 40	Approaching Unstable Operation/Tolerable Delay: Drivers may have to wait through more than one red signal. Queues may develop but dissipate rapidly.
E	40.1 - 60	Unstable Operation/Significant Unacceptable Delay: Volumes at or near capacity. Vehicles may wait through several signal cycles. Long queues form.
F	> 60	Forced Flow/Excessive Delay: Jammed conditions. Intersection operates below capacity with low volumes. Queues may block upstream intersections.

Source: Highway Capacity Manual, Third Edition.





Figure 3-34
Intersection Level of Service Definitions: Stop Sign Controlled

LOS	Vehicle Delay (seconds)	Description
A	<10	Little or no delay.
B	>10-20	Short traffic delay.
C	>20-35	Average traffic delay.
D	>35-55	Long traffic delay.
E	>55-80	Very long traffic delays.
F	>80	Excessive traffic delays.

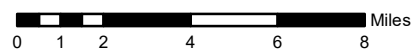
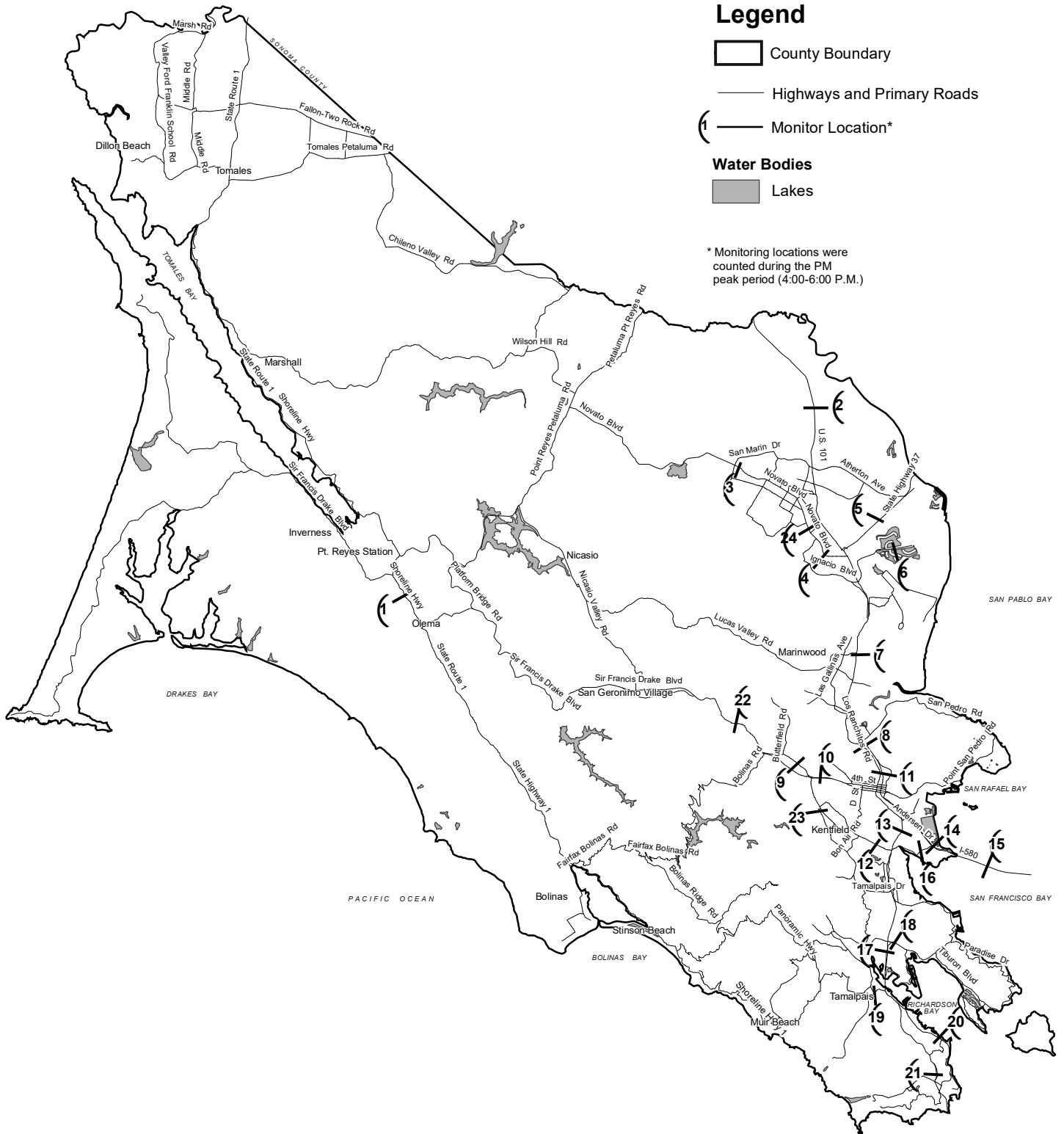
Source: Highway Capacity Manual, Third Edition.

MAP 3-7 MONITORED ROADWAY LOCATIONS FOR LEVEL OF SERVICE

Legend

-  County Boundary
-  Highways and Primary Roads
-  Monitor Location*
- Water Bodies**
-  Lakes

* Monitoring locations were counted during the PM peak period (4:00-6:00 P.M.)



SOURCE: Marin County Congestion Management Program
2003 Performance Measures Monitoring Report

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USE OF THIS MAP BEYOND ITS INTENDED PURPOSE.

Date: August 1, 2005

File: Monitored_roadways 3-7.mxd



BUILT ENVIRONMENT ELEMENT

Figure 3-35 Roadway Segment Level of Service Definitions

LOS	Volume to Capacity (V/C)(1) Ratio		Description
	Freeways	Arterials	
A	0.00 - 0.35	0.00 - 0.60	Conditions of free flow. Speed is controlled by driver's desires, speed limits, or physical roadway conditions, not other vehicles.
B	0.36 - 0.54	0.61 - 0.70	Conditions of stable flow. Operating speeds beginning to be restricted, but little or no restrictions on maneuverability.
C	0.55 - 0.77	0.71 - 0.80	Conditions of stable flow. Speeds and maneuverability somewhat restricted. Occasional back-ups behind left-turning vehicles at intersections.
D	0.78 - 0.93	0.81 - 0.90	Conditions approach unstable flow. Tolerable speeds can be maintained, but temporary restrictions may cause extensive delays. Speeds may decline to as low as 40% of free flow speeds. Little freedom to maneuver; comfort and convenience low.
E	0.94 - 1.00	0.91 - 1.00	Unstable flow with stoppages of momentary duration. Average travel speeds decline to one-third the free flow speeds or lower, and traffic volumes approach capacity. Maneuverability severely limited.
F	>1.00	>1.00	Forced flow conditions. Stoppages for long periods, and low operating speeds (stop-and-go). Traffic volumes essentially at capacity over the entire hour.

Source: 2003 Performance Measures Monitoring Report; Highway Capacity Manual, Third Edition.

(1) The ratio of the actual number of vehicles on a roadway (volume) versus the number of vehicles the roadway is designed to accommodate (capacity) in any given hour.

In order to analyze the impacts of land use decisions made by local jurisdictions on the regional transportation system (both highways and transit), the County built a countywide computer model now maintained by TAM with land use and transportation network information provided by the planning departments of each local government in Marin County. At a minimum, the County conducts a biennial run of the countywide model to track roadway LOS changes made from land use decisions. The model is also run to predict transportation impacts from general plan amendments or when proposed projects may significantly impact transportation LOS at intersections.

Roadway segments that operated at a lower LOS than the standard in 1991 are “grandfathered” and allowed to continue to operate at a lower LOS standard level until such time as they are improved or the traffic load is diverted. In its decision to grandfather the LOS facilities, the Transportation Authority of Marin (TAM) has recommended an improvement plan be developed to address congestion on U.S. 101 and for grandfathered segments of other roadways. According to the 2007 CMP Transportation System Monitoring Report, there are no road segments currently operating worse than the LOS standard that are not already grandfathered.



MARIN COUNTYWIDE PLAN

Figure 3-36 Monitored Roadway Locations for Weekday, P.M. Peak Level of Service
(See Map 3-7.)

#	Segment	Peak Direction	Hour Volume	No of Lanes	Volume Per Lane	Type	Capacity	V/C	LOS	# of Vehicles Above Standard
Non-Grandfathered, Satisfactory										
1	Shoreline Highway (State Route 1), from Sir Francis Drake Blvd. to Pt. Reyes Station	NB	124	1	124	II	800	0.16	A	
3	Novato Blvd., from San Marin Dr./Sutro Ave. to Wilson Ave.	NB	346	1	346	II	800	0.43	A	
4	South Novato Blvd., from U.S. 101 to Novato Blvd.	NB	475	1	475	II	800	0.59	A	
5	State Route 37, from Sonoma County Line to U.S. 101	EB	2302	2	1151	I	2000	0.58	C	
10	Red Hill Ave., from Sir Francis Drake Blvd. to Hilldale Dr.	WB	1804	2	902	II	1200	0.75	C	
15	Interstate 580, from west of Sir Francis Drake Blvd. to Contra Costa Co. Line	WB	2634	2	1317	I	2000	0.66	C	
		EB	3271	2	1636	I	2000	0.82	D	
18	Tiburon Blvd. (State Route 131), from U.S. 101 to Strawberry Drive	EB	1449	2	725	II	960	0.75	C	
20	Bridgeway Blvd., from U.S. 101 to U.S. 101	NB	1258	2	629	II	960	0.66	B	
21	U.S. 101, from San Francisco County Line to Shoreline Highway (SR1)	NB	5486	4	1372	I	2000	0.69	C	
		SB	3575	4	894	I	2000	0.45	B	
24	Novato Blvd., from Wilson Ave. to Diablo Ave.	NB	912	1	912	II	960	0.95	E ¹	
Grandfathered, Satisfactory										
2	U.S. 101, from Atherton Ave. to Sonoma County Line	NB	3664	2	1832	I	2000	0.92	D	
6	Bel Marin Keys, from U.S. 101 to Commercial Blvd.	WB	1253	2	627	II	800	0.78	C	
7	U.S. 101, from N. San Pedro Road to State Route 37	NB	7748	4	1937	I	2000	0.97	E	
12	Sir Francis Drake Blvd., from College Ave. to Wolfe Grade	WB	1547	2	774	II	1200	0.64	B	
16	E. Sir Francis Drake Blvd., from U.S. 101 to Larkspur Landing Cir.	EB	1446	2	723	II	960	0.75	C	
Grandfathered, Improvement Plan Recommended										
8	U.S. 101, from Mission Ave. to N. San Pedro Rd.	NB	8602	4	2151	I	2000	1.08	F	-151
9	Sir Francis Drake Blvd., from San Anselmo Ave. to Red Hill Ave.	EB	1880	2	940	II	960	0.98	E	
11	U.S. 101, from Interstate 580 to Mission Ave.	NB	6530	3	2177	I	2000	1.09	F	-177
13	U.S. 101, from Tiburon Blvd. (SR 131) to Interstate 580	NB	6214	3	2071	I	2000	1.04	F	-71
14	Interstate 580, from Sir Francis Drake Blvd. to Bellam Blvd.	EB	1941	1	1941	I	1400	1.39	F	-541
17	U.S. 101, from Shoreline Highway (SR 1) to Tiburon Blvd. (SR 131)	NB	7078	3	2359	I	2000	1.18	F	-359
19	Shoreline Highway (State Route 1), from Northern Ave. to Almonte Blvd.	NB	842	1	842	II	800	1.05	F	-42
22	Sir Francis Drake Blvd., from Butterfield Rd. to State Route 1	EB	910	1	910	II	960	0.95	E	
23	Sir Francis Drake Blvd., from College Ave. to Toussin Ave.	EB	1120	1	1120	II	960	1.17	F	-160

¹More detailed intersection level analysis indicates Level of Service D (acceptable).

Source: Wilbur Smith Associates (2005).

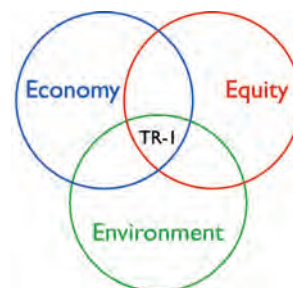


BUILT ENVIRONMENT ELEMENT

What Are the Desired Outcomes?

GOAL TR-I

Safe and Efficient Movement of People and Goods. Provide a range of transportation options that meet the needs of residents, businesses, and travelers.



Policies

TR-1.1 Manage Travel Demand. Improve the operating efficiency of the transportation system by reducing vehicle travel demand and provide opportunities for other modes of travel. Before funding transportation improvements consider alternatives – such as Transportation Demand Management (TDM) – and prioritize projects that will reduce fossil fuel use and reduce single-occupancy vehicle trips.

TR-1.2 Maintain Service Standards. Establish level of service standards for vehicles on streets and highways and performance standards for transit (see Map 3-8, Roadway Network of Marin County), bicycles, pedestrians, and other modes of transportation.

TR-1.3 Pursue Needed Funding. Seek necessary support to provide improvements called for in the *Transportation Vision* and Transportation Authority of Marin’s expenditure plan, maintain service levels at established standards, and meet multimodal objectives.

TR-1.4 Share the Costs for Improvements. Require new development to pay or otherwise improve its fair share of the transportation system impacts.

TR-1.5 Require Necessary Transportation Improvements. Require necessary transportation improvements to be in place, or otherwise guaranteed to result in their timely installation, before or concurrent with new developments. In evaluating whether a transportation improvement is necessary, the County shall consider alternatives to the improvement consistent with Policy TR-1.1, Manage Travel Demand, and the extent to which the improvement will offset the traffic impacts generated by proposed and expected development and restore acceptable traffic levels of service.



“It is not possible to avoid the need for high speed roads in modern society; but it is essential to place them and build them in such a way that they do not destroy communities or countryside.”

– Christopher Alexander, Sara Ishikawa, and Murray Silverstein, *A Pattern Language: Towns, Buildings, Construction*



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- TR-1.6** **Keep Rural Character in West Marin.** Maintain roads in West Marin as two-lane routes, with the possible additions of bicycle lanes, turn lanes at intersections, and turnouts for slow-moving traffic.
- TR-1.7** **Direct Aviation Uses to Appropriate Locations.** Maintain Gness Field as the County's civilian airport facility, and limit its use and expansion in accordance with the adopted Airport Master Plan. Continue to allow the private San Rafael Airport consistent with the 1983 Declaration of Restrictions and the Richardson Bay seaplane base and helipad. Require additional aviation facility proposals to conduct site-specific environmental analysis prior to consideration.
- TR-1.8** **Reduce Vehicle Miles Traveled (VMT).** Reduce the rate of increase for total vehicle miles traveled by single-occupant automobile to not exceed the population growth rate.

Why is this important?

Based on 2005 data, Americans collectively spend 3.7 billion hours in gridlock each year.

Environment: Daily automobile trips in Marin are continuing to increase and are outpacing population growth. Providing transportation alternatives that reduce peak-hour automobile use lowers fuel consumption and tailpipe emissions.

Economy: The average American spends more than 100 hours per year commuting to and from work. This is equivalent to more than two weeks of work. Almost half of the average commute time (47 hours per year) is spent stuck in traffic. Reducing the proportion of single-occupancy vehicles and decreasing traffic congestion results in time and cost savings for delivery of goods and services.

Equity: A safe, efficient, and convenient transportation system contributes to quality of life for travelers, leading to easier commutes (and thereby more time for meaningful activity) and more convenient access to goods and services.







How will results be achieved?

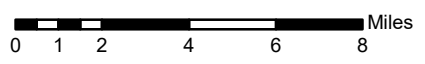
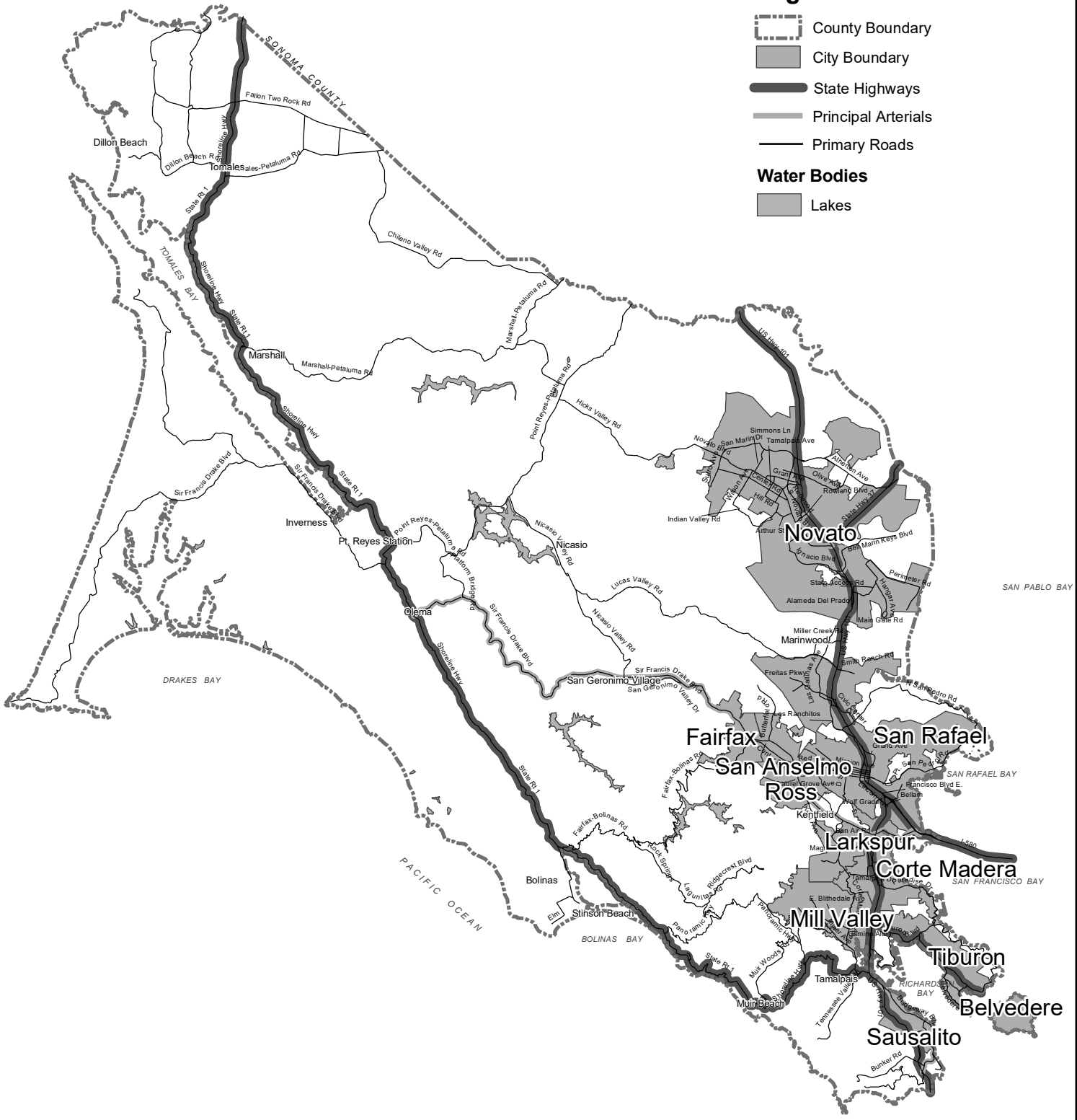
Implementing Programs

- TR-1.a** **Support Alternate Work Schedules.** Encourage employers to allow alternate work schedules for employees, telecommuting, and use of satellite work centers (also see programs in the Socioeconomic Element).
- TR-1.b** **Allow Live-Work Arrangements.** Amend the Development Code to allow and encourage live-work, cottage industry, self-employment, and home occupation uses in appropriate locations.
- TR-1.c** **Promote Transportation Alternatives.** Work with local, State, and federal governments, businesses, schools, seniors, and environmental groups to encourage use of transit, vanpools, carpools, car sharing, bicycles, and walking, including providing incentives to

MAP 3-8 ROADWAY NETWORK OF MARIN COUNTY

Legend

-  County Boundary
-  City Boundary
-  State Highways
-  Principal Arterials
-  Primary Roads
- Water Bodies**
-  Lakes



THIS MAP WAS DEVELOPED FOR GENERAL PLAN PURPOSES. THE COUNTY OF MARIN IS NOT RESPONSIBLE OR LIABLE FOR USE OF THIS MAP BEYOND ITS INTENDED PURPOSE.

SOURCE: 2004 Marin Congestion Management Program
NelsonNygaard Consulting Associates

Date: August 1, 2005 File: roadway network.mxd



BUILT ENVIRONMENT ELEMENT

employers, commuters, and recreational users to support these transportation alternatives.

TR-1.d *Coordinate with Local Agencies.* Work with a proposed City-County Planning Committee, Department of Public Works, Transportation Authority of Marin, Metropolitan Transportation Commission, and other Bay Area counties to coordinate transportation system planning, including updating the County Congestion Management Program and the Capital Improvement Program to prioritize the projects that will meet the goals of the County *Transportation Vision*.



TR-1.e *Uphold Vehicle Level of Service Standards.* Uphold peak-hour vehicle Level of Service standard LOS D or better for urban and suburban arterials and LOS E or better for freeways and rural expressways¹. Only the Congestion Management Program-specified roadway and highway segments operating at a lower LOS than the standard in 1991 are grandfathered and may continue to operate at the lower LOS standard until such time as the roads are improved or the traffic load or demand is reduced or diverted. An improvement plan should be developed for Highway 101 and the grandfathered roadway segments to address existing deficiencies. Unless determined to be infeasible, alternatives that reduce fossil fuels and single occupancy vehicle use should be considered a priority over infrastructure improvements such as road widening.

“Except where traffic densities are very high or very low, lay out pedestrian paths at right angles to roads, not along them, so that the paths gradually begin to form a second network, distinct from the road system, and orthogonal to it. This can be done quite gradually even if you put in one path at a time, but always put them in the middle of the block so that they run across roads.”

– Christopher Alexander, Sara Ishikawa, and Murray Silverstein,
A Pattern Language: Towns Buildings, Construction

New development shall be restricted to the lowest end of the applicable residential density/commercial floor area ratio range where the LOS standards will be exceeded at any intersection or road segment or worsened on any grandfathered segment. Densities higher than the low end of the applicable residential density/commercial floor area ratio may be considered for the following:

- ◆ Development that qualifies as Housing Overlay Projects in accordance with Policy CD-2.3, Establish a Housing Overlay Designation, and Program CD-2.d, Implement the Housing Overlay Designation.
- ◆ Mixed-use projects developed in accordance with Policy CD-8.7.
- ◆ Second units developed pursuant to State law.

¹2007 Draft CMP.



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- ◆ New housing units affordable to very low and low income households.

All projects shall be conditioned to include feasible mitigation measures for project-related traffic impacts.

TR-1.f *Analyze Multimodal Performance.* Develop methods and adopt standards to assess the performance of pedestrian, bicycle, and transit facilities, and measure the success of those components against the goals of the County *Transportation Vision*.

TR-1.g *Determine Appropriate Mitigation.* Work with the Transportation Authority of Marin to monitor the traffic impacts of development and identify mitigation requirements for proposed development that would cause a drop below adopted LOS, including transportation system improvements (see Maps 3-6a and 3-6b), impact fees, Transportation Demand Management strategies, direct support of alternative travel modes, or redesign of the development projects for transportation improvements. Amend the Development Code to incorporate those requirements. Require the preparation of a traffic impact analysis report to identify impacts and mitigation measures for projects that may result in significant traffic impacts. The following transportation improvements are fully funded and/or under construction, and require no further evaluation:

- ◆ New overcrossing at the Redwood Landfill
- ◆ Close the HOV gap on U.S. 101 both and north and southbound from Lucky Drive to North San Pedro Road, including a Class I bike/ped facility over Puerto Suello Hill, and a dual lane exit to I-580 Eastbound
- ◆ Widen Sir Francis Drake Boulevard Westbound from Larkspur Landing Circle to the southbound U.S. 101 onramp
- ◆ New northbound auxiliary lane on U.S. 101 from State Route 37 off-ramp to South Novato Boulevard off-ramp
- ◆ I-580 interchange improvements: West I-580 to north U.S. 101 to 2nd Street, including improvements at the Bellam boulevard ramps and surrounding bike/ped facilities
- ◆ Widen southbound U.S. 101 off-ramp at Tiburon Boulevard/East Blithedale and improve the traffic distribution at the ramp terminus with East Blithedale

The following proposed transportation system improvements are not fully funded but have the potential to reduce regional and project-related traffic impacts. Before implementation, these improvements must be further evaluated in accordance with Policy TR-1.5, Require Necessary Transportation Improvements

- ◆ Widen U.S. 101 from four to six lanes for the addition of an HOV lane in each direction from State Route 37 in Novato to Old Redwood Highway in Petaluma, including Atherton Avenue interchange improvements, continuous bike/ped facilities, and provisions for traffic management such as traveler information services
- ◆ New northbound auxiliary lane from Nave Drive on-ramp to State Route 37



BUILT ENVIRONMENT ELEMENT

- ◆ New traveler information system along I-580, U.S. 101, and State Route 37
- ◆ New southbound auxiliary lane from Miller Creek Road to Manuel T. Freitas Parkway
- ◆ Improve U.S. 101/Lucas Valley Road interchange
- ◆ Add a new southbound auxiliary lane on U.S. 101 from Manuel T. Freitas Parkway to the North San Pedro Road exit
- ◆ I-580 interchange improvements: West I-580 to south U.S. 101
- ◆ Improve Lucky Drive access to/from U.S. 101
- ◆ Widen U.S. 101 northbound and southbound from three lanes and one auxiliary lane to four lanes for HOV and one auxiliary lane between Second Street and I-580
- ◆ Reconfigure U.S. 101/Sir Francis Drake interchange
- ◆ New southbound auxiliary lane on U.S. 101 from Andersen Drive to Sir Francis Drake Boulevard as part of the U.S. 101 improvement project
- ◆ Operational improvements on northbound U.S. 101 from Paradise Drive to Sir Francis Drake Boulevard, including consideration of auxiliary lanes in selected locations such as Paradise Drive to Lucky Drive
- ◆ Improve access to transit facilities from Greenbrae interchange to Tamalpais Drive
- ◆ Improve U.S. 101 from Greenbrae interchange to Tamalpais Drive
- ◆ Study expanding U.S. 101 between I-580 and Sir Francis Drake Boulevard from three to four mixed flow lanes in the southbound direction
- ◆ Improve Tiburon Boulevard overcrossing with additional lanes (particularly in the eastbound direction from southbound U.S. 101 to Strawberry Drive), more offramp and onramp capacity, accommodation of bicyclists and pedestrians, and better access to bus transit stops in the interchange
- ◆ Widen and improve signals or otherwise work to lessen traffic congestion on State Route 1 between Flamingo Road and U.S. 101, including replacement of Tennessee Valley (Coyote Creek) bridge
- ◆ Access management for State Route 1 from U.S. 101 to Stinson Beach and Tennessee Valley Road for access to the Golden Gate, Mount Tamalpais, and Stinson Beach Recreation areas
- ◆ Consider expansion of regional express bus operations on U.S. 101 from Santa Rosa to San Rafael/San Francisco to include local bus service to the regional bus-stops and bus transfer facilities along the U.S. 101 corridor, including necessary intermodal facilities
- ◆ Secure permanent funding for the Muir Woods Shuttle operating between the U.S. 101/State Route 1 interchange and Muir Woods National Monument. Consider the addition of information supply facilities, such as kiosks, to provide information on the shuttle operation
- ◆ Widen or compete other operational improvements on Sir Francis Drake Boulevard between Bon Air Road and Wolfe Grade
- ◆ Consider widening Sir Francis Drake Boulevard from two to three lanes in each direction from U.S. 101 to Eliseo Drive



MARIN COUNTYWIDE PLAN

- ◆ Consider expansion of I-580 from two to three lanes in the westbound direction from the Richmond Bridge to Sir Francis Boulevard as long as traffic impacts downstream are adequately addressed
- ◆ Signalize the Miller Creek Road and U.S. 101 northbound and southbound off-ramp intersections and the Miller Creek Road and Las Gallinas intersection plus add eastbound and northbound left turn pockets and a westbound left turn pocket on Miller Creek Road

The following projects are subject to local city coordination and approval:

- ◆ As needed, widen South Novato Boulevard from U.S. 101 to Rowland Boulevard
- ◆ Add a right turn lane to the northbound Grand Avenue approach at Second Street and Grand Avenue intersection
- ◆ Add a westbound through lane on Third Street at the intersection of Third and Grand Avenue.¹



“Very simply – when the area devoted to parking is too great, it destroys the land.”

“In downtown Los Angeles over 60 percent of the land is given over to the automobile.”

– Christopher Alexander, Sara Ishikawa, and Murray Silverstein, *A Pattern Language: Towns, Buildings, Construction*

TR-1.h *Add Transportation Policies to Community Plans.*

Incorporate Vehicle LOS standards, recommended transportation system improvements, and additional policies and standards appropriate to reduce traffic congestion and improve walking and bicycling in specific unincorporated communities covered by community plans.

TR-1.i *Adopt Flexible Parking Standards.* Amend the Development Code and work with cities and towns to allow reduced automobile parking requirements for projects that participate in subsidy programs for transit riders or provide direct access to multimodal transit hubs.

TR-1.j *Install Highway Improvements.* Work with the Transportation Authority of Marin and Caltrans to carry out physical and operational improvements, such as completion of the High Occupancy Vehicle lane and ramp metering projects on Highway 101.

TR-1.k *Update Transportation System Modeling.* Maintain transportation system modeling capability for the purpose of providing estimates and projections of trip generation, transportation demand, and Vehicle LOS on the road network and transit routes within the modeling system, and incorporate multimodal performance measures and indicators as feasible.

TR-1.l *Update Traffic Mitigation Fees.* Review and update as necessary the Public Transportation Facilities Fee schedule to add transportation improvements in specific unincorporated areas. Consider broadening the use of these fees to include alternative

¹The City of San Rafael has a peak hour parking program that provides some relief.



BUILT ENVIRONMENT ELEMENT

mode projects intended to mitigate increases in travel demand and congestion. Amend the Sub-regional Transportation Fee study and Roadway Impact fees to keep pace with future transit demand as needed. Amend the Public Transportation Facilities Fee ordinance to allow a waiver, reduction, or adjustment in traffic mitigation fees for affordable housing projects.

- TR-1.m** *Promote Regional Traffic Mitigation Fees.* Encourage the Transportation Authority of Marin to require new development to fund or otherwise support solutions, including alternative mode projects that will mitigate growth in regional traffic and improve the livability of communities and quality of life.
- TR-1.n** *Obtain and Dedicate Transportation Funding.* Apply for funds from State and federal sources, and use general funds, fees, privately funded improvements, user charges, and local taxes for transportation improvements to provide improvements called for in the *Transportation Vision*, maintain service levels at established standards, and meet multimodal objectives.
- TR-1.o** *Keep West Marin Rural.* Limit West Marin roads to two lanes, and work with State and federal agencies and local communities to enhance road safety, improve pedestrian, bicycle, and transit access, and maintain or reduce congestion through means such as limiting local parking, creating a multipurpose path from West Marin to the City-Centered Corridor, and providing shuttle service to popular destinations. Shoulder widening for bicycles, turn lanes at intersections, turnouts for slow-moving traffic, traffic calming measures, and similar improvements would be permitted. However, projects will not be undertaken to increase the motorized vehicular capacity of West Marin roads.
- TR-1.p** *Limit Aviation Uses.* Maintain the County Airport at Gnossov Field as the primary civilian airport facility in the county, and limit its use to general aviation, emergency flights, and similar public uses, in accordance with an approved *Airport Master Plan* or *Airport Land Use Plan for Gnossov Field* and current technological conditions. Continue to allow the private San Rafael Airport facility consistent with the 1983 Declaration of Restrictions, the San Rafael General Plan, and other applicable City land use regulations, and the heliport and seaplane bases in Richardson Bay to provide water-oriented visitor and commercial uses. Any proposed helipad shall be subject to all applicable CEQA requirements prior to consideration.
- TR-1.q** *Review Parking Requirements.* Parking requirements may be adjusted on a case-by-case basis for senior and affordable housing using criteria established in the URBEMIS model to encourage transit-oriented development. Trip reduction credits may be obtained through utilization of mitigation measures such as locating development *within ½ mile of a transit hub or bus stop with regularly scheduled service during both peak and off-peak times*, or in a location where the jobs/housing balance will be optimized; commitments from the developer to implement demand management programs, including parking pricing for market-rate units; and use of tandem parking, off-site parking, and parking leases. Reduction of parking requirements should be



MARIN COUNTYWIDE PLAN

subject to discretionary approval and may require a parking study to verify reduced parking demand.

TR-1.r *Reduce Congestion on Grandfathered Road Segments.* Encourage the Transportation Authority of Marin or other responsible agency to prepare plans to reduce congestion on grandfathered road segments that do not meet current LOS standards. These plans should rely on programs and policies other than physical infrastructure improvements to the extent feasible.

TR-1.s *VMT Reduction Monitoring and Implementation and Transportation Demand Management Program.* Develop and implement a countywide program for monitoring and reducing VMT consistent with State and regional efforts and based on information from State and regional planning agencies. Identify and require in new developments specific transportation demand management (TDM) strategies for reducing the VMT below levels that would otherwise occur. Consider the following types of strategies for inclusion in the VMT Reduction Monitoring and Implementation and Transportation Demand Management Program:

- ◆ Increased transit.
- ◆ All new residential projects consisting of 25 units or more should be located within 1/2 mile of a transit node, shuttle service, or bus route with regularly scheduled, daily service.
- ◆ New multi-family projects consisting of 25 units or more should include TDM measures, such as reduced parking for affordable or senior projects, subsidized public transportation passes, or ride-matching programs, based on site-specific review. For market-rate projects, consider TDM programs such as charging parking fees separate from rent.
- ◆ Safe, convenient connections should be provided to existing pedestrian and bicycle facilities, and secure bicycle parking should be provided in new nonresidential developments.
- ◆ TDM should be required for new or expanded projects with 50 employees or more, including programs such as parking cash out, subsidized transit passes, ridesharing incentives, and bicycle storage facilities.

TR-1.t *Reduce Single Occupancy Trips.* Adopt fees and other programs that encourage alternatives to the single occupant vehicle. Consider imposing tolls, congestion pricing, parking fees, gas taxes, and residential parking permit limits. Encourage and assist local cities and towns to adopt similar programs.

TR-1.u *Create Car Share Program.* Support the establishment of a “Car Share” program to promote socially responsible car sharing by providing convenient, reliable, and affordable access to cars to reduce individual car ownership.

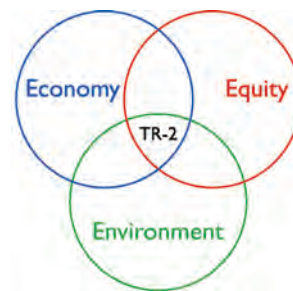


BUILT ENVIRONMENT ELEMENT

What Are the Desired Outcomes?

GOAL TR-2

Increased Bicycle and Pedestrian Access. Expand bicycle and pedestrian facilities and access in and between neighborhoods, employment centers, shopping areas, schools, and recreational sites (see Maps 3-9a, 3-9b, and 3-9c, Bikeways of Marin County).



Policies

TR-2.1 Improve the Bicycle and Pedestrian Network. Promote adequate bicycle and pedestrian links, to the extent feasible, throughout the county, including streetscape improvements and standards that are safe and pedestrian and bicycle friendly.

TR-2.2 Provide New Bicycle and Pedestrian Facilities. Where appropriate, require new development to provide trails or roadways and paths for use by bicycles and/or on-street bicycle and pedestrian facilities. In-lieu fees may be accepted if warranted in certain cases.

TR-2.3 Connect to State and Federal Parklands. Explore the possibility of creating bicycle and pedestrian trails that would connect urban areas to federal and State parklands in Marin County.

TR-2.4 Seek Funding Opportunities for Bicycle and Pedestrian Infrastructure. Seek grants and other funding opportunities available to construct new bicycle and pedestrian infrastructure and to connect existing segments.



“Bikes are cheap, healthy, and good for the environment; but the environment is not designed for them. Bikes on roads are threatened by cars; bikes on paths threaten pedestrians.”

— Christopher Alexander, Sara Ishikawa, and Murray Silverstein, *A Pattern Language: Towns, Buildings, Construction*

Why is this important?

Eighty percent of trips less than a mile are made by car. This is partly because in many development projects there has been insufficient emphasis on accommodating pedestrians and bicyclists. Conventional land use regulation often prohibits the mixing of land uses, thus lengthening trips and making walking a less viable alternative than other forms of travel.



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Environment: The construction of multi-use trails allows more Americans to replace automobile trips with nonmotorized trips. Alternatives to vehicle use reduce the environmental impacts of traffic and congestion, including a reduction in greenhouse gas emissions and a smaller ecological footprint.



Modal split. A resident of Marin who drives alone to work each day has a commuting footprint more than four times greater than the same commuter who rides a bus. One-third of Marin residents already carpool, use public transportation, walk, or bike to work. If this fraction increased to one-half, the total footprint of commuting for Marin County residents would decrease by 11,000 global acres.

Economy: The American public saves between 5 and 22 cents for every automobile mile replaced by walking and bicycling. This is due to reduced pollution, reduced oil import costs, and reduced congestion costs, such as lost wages and lost time on the job. Increased bicycle and pedestrian activity can allow for increased access to local businesses and services. Encouraging non-automobile travel also expands commuting options and, potentially, employee productivity, thus saving both the employer and employee money.

Equity: A walkable distance is defined as one-half mile, which equates to an average walk of less than 15 minutes. Providing pedestrian-friendly and other alternative methods of transportation expands consumer choice,

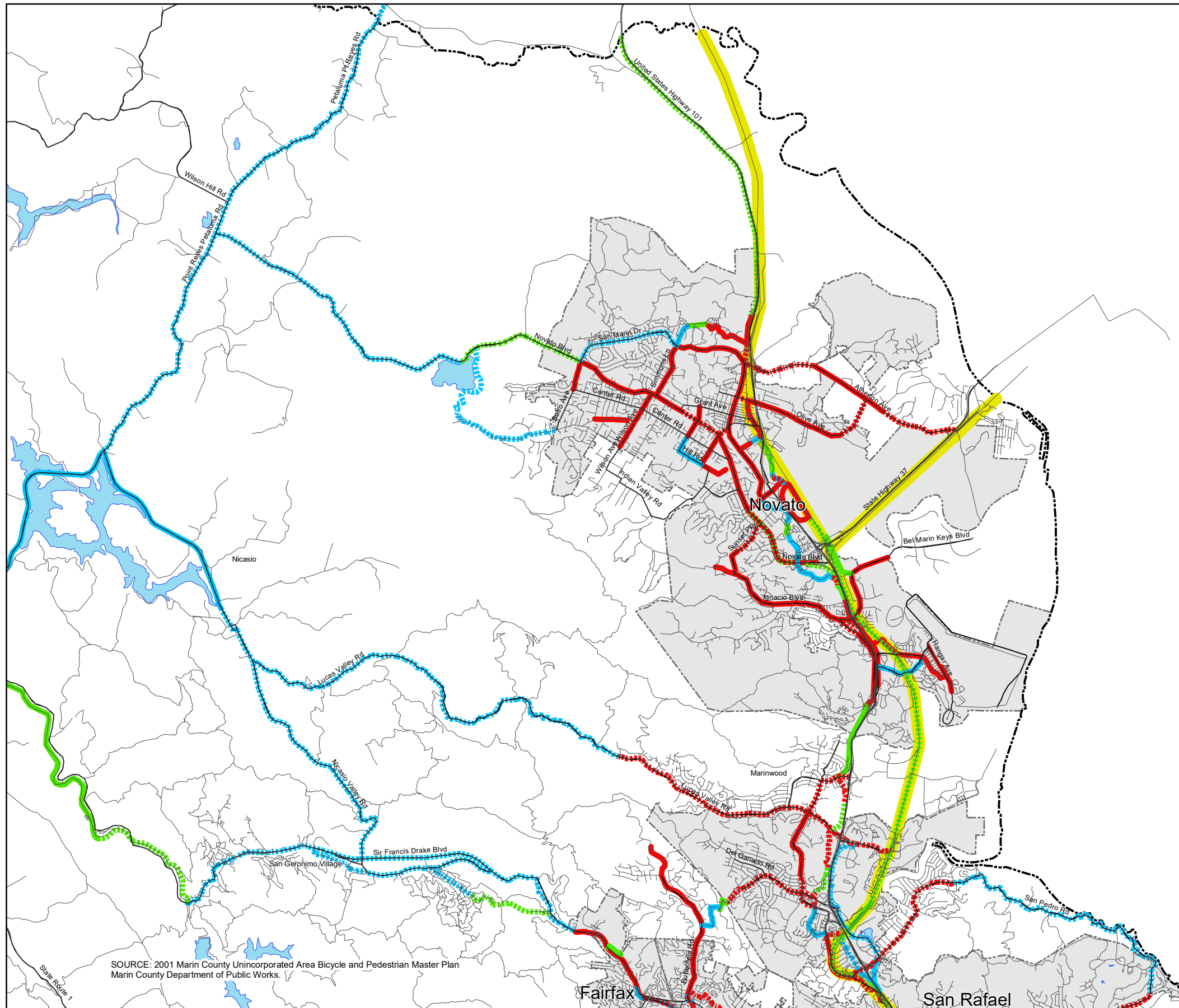
encourages social interaction, strengthens sense of community, ensures safe and inviting pedestrian corridors, increases opportunities for healthy exercise, and offers transportation options for those residents who do not own vehicles.

How will results be achieved?

Implementing Programs

- TR-2.a** ***Encourage Bicycling and Walking.*** Work with local community groups to encourage bicycling and walking for local trips by students, commuters, visitors, and shoppers through marketing and incentive programs, as well as improved facilities.
- TR-2.b** ***Adopt Standards for Pedestrian and Bicycle Access.*** Amend the County Code and Development Code to include standards for provision of safe pedestrian and bicycle accommodations. Include standards in the design of roadways. As appropriate, require new development and redevelopment projects to address the following: bicycle and pedestrian access internally and to other areas through easements; safe access to public transportation and construction of paths that connect with other nonmotorized routes; safe road crossings at major intersections for school children and seniors; and secure, weatherproof bicycle storage facilities and shower/changing room facilities for bicycle commuters. Ensure that such facilities will have ongoing maintenance.
- TR-2.c** ***Support Bicycle Stations and Consider Attended Parking.*** Encourage the development of bicycle stations, attended parking, and other attended bicycle parking support facilities at intermodal hubs, such as the San Rafael Transit Center, the future Southern Marin transportation hub, the Larkspur Landing Ferry Terminal; at future SMART

MAP 3-9a BIKEWAYS OF MARIN COUNTY

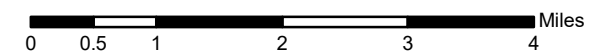
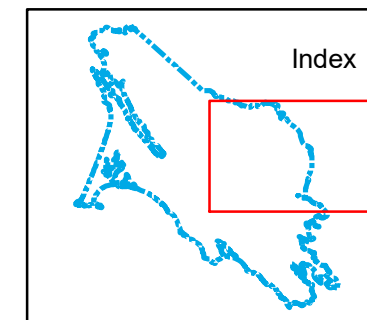


Legend

- County Boundary
- City Boundary
- Lakes
- Primary Roads
- Roads
- Existing Bike Paths
- Existing Bike Lanes
- Existing Bike Routes/Shoulders
- Proposed Bike Paths
- Proposed Bike Lanes
- Proposed Bike Routes/Shoulders
- Sonoma-Marín Area Rail Transit (Proposed) *

* The feasibility of including a bikeway generally within the proposed SMART corridor alignment is being studied.

SAN PABLO BAY



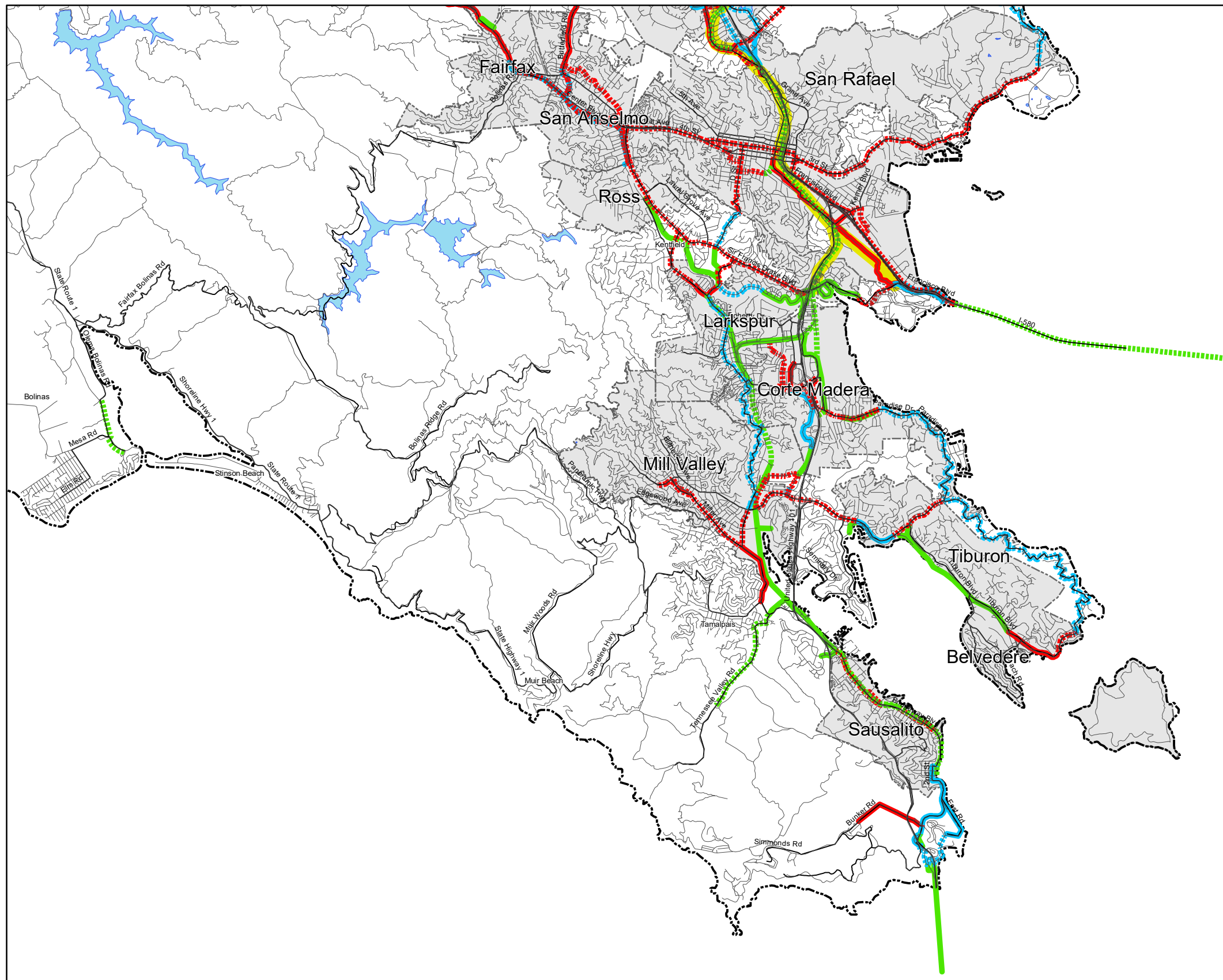
SOURCE: 2001 Marin County Unincorporated Area Bicycle and Pedestrian Master Plan
Marin County Department of Public Works.

THIS MAP WAS DEVELOPED FOR GENERAL PLAN PURPOSES.
THE COUNTY OF MARIN IS NOT RESPONSIBLE OR LIABLE FOR
USE OF THIS MAP BEYOND ITS INTENDED PURPOSE.

Date: July 11, 2007

File: Bike1.mxd

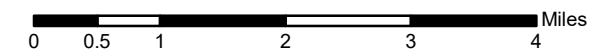
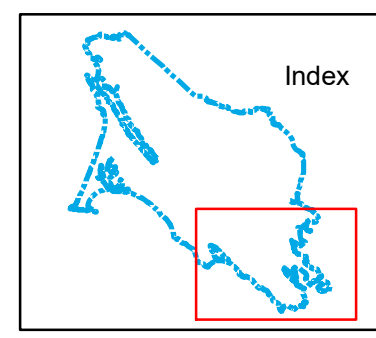
MAP 3-9b BIKEWAYS OF MARIN COUNTY



Legend

- County Boundary
- City Boundary
- Lakes
- Primary Roads
- Roads
- Existing Bike Paths
- Existing Bike Lanes
- Existing Bike Routes/Shoulders
- Proposed Bike Paths
- Proposed Bike Lanes
- Proposed Bike Routes/Shoulders
- Sonoma-Marin Area Rail Transit (Proposed) *

* The feasibility of including a bikeway generally within the proposed SMART corridor alignment is being studied.

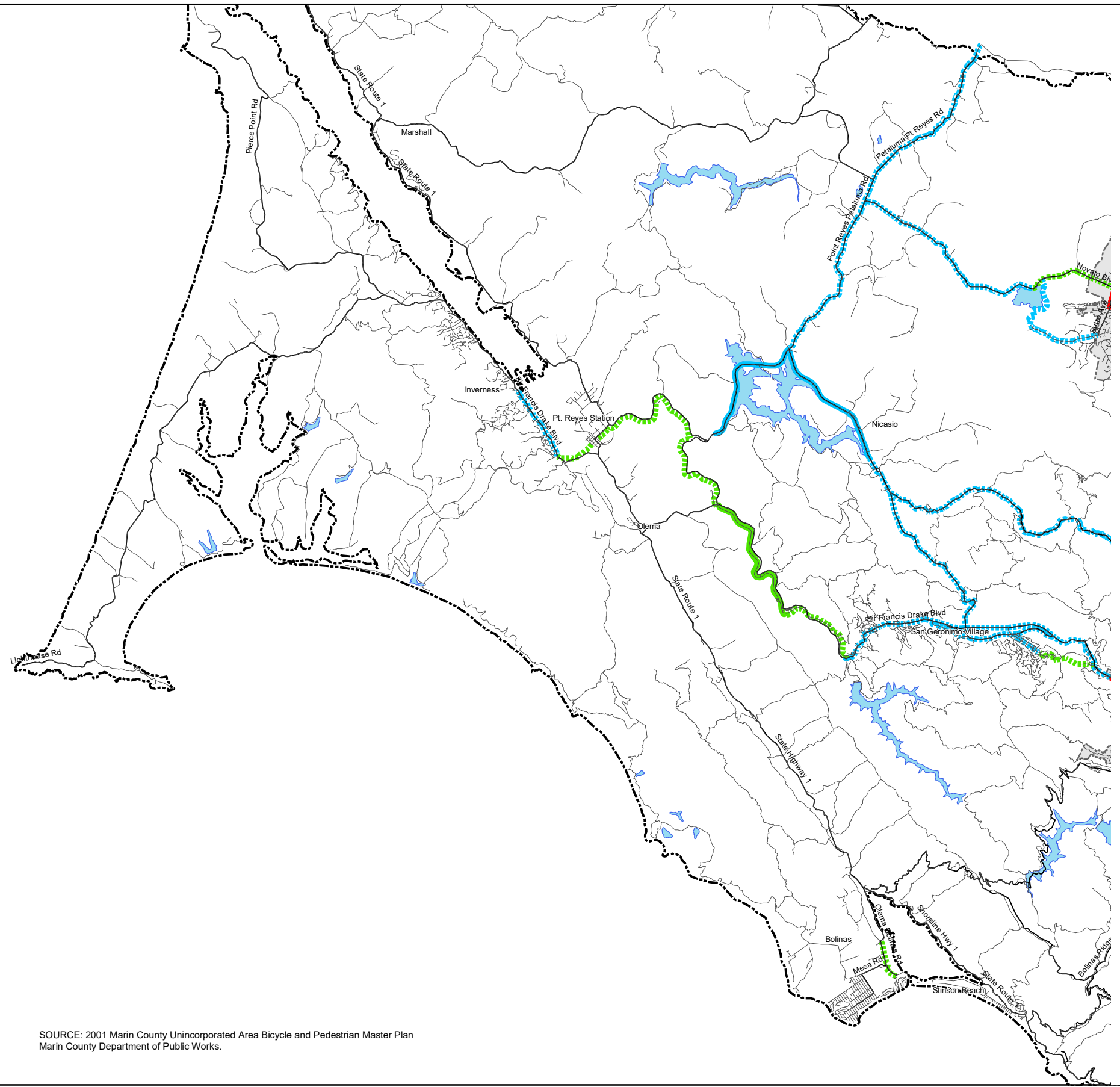


SOURCE: 2001 Marin County Unincorporated Area Bicycle and Pedestrian Master Plan
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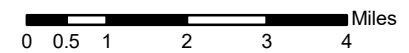
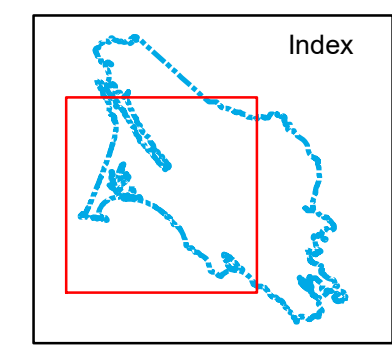
Date: July 11, 2007 File: Bike2.mxd

MAP 3-9c BIKEWAYS OF MARIN COUNTY



Legend

- County Boundary
- City Boundary
- Lakes
- Primary Roads
- Roads
- Existing Bike Paths
- Existing Bike Lanes
- Existing Bike Routes/Shoulders
- Proposed Bike Paths
- Proposed Bike Lanes
- Proposed Bike Routes/Shoulders



SOURCE: 2001 Marin County Unincorporated Area Bicycle and Pedestrian Master Plan
Marin County Department of Public Works.

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Date: July 11, 2007 File: Bike3.mxd



BUILT ENVIRONMENT ELEMENT

rail stations; and for large public events to encourage people to “bike to transit.” Bike stations are full-service bicycle facilities providing secure and guarded “valet” bicycle parking in addition to other possible amenities, such as showers or bicycle rentals and repairs.

- TR-2.d** *Fund Projects.* Work with the Transportation Authority of Marin and the Bicycle Advisory Group to implement the *Marin County Unincorporated Bicycle and Pedestrian Master Plan*; include pedestrian and bicycle projects in the County Capital Improvement Program; and apply, where feasible, a portion of traffic mitigation fees toward improvements that will increase bicycle transportation and mitigate congestion. On-site improvements and those located near approved development are a priority.
- TR-2.e** *Prioritize Completion of the North-South and East-West Bikeways.* Work with applicable governmental agencies to identify gaps in the North-South and East-West Bikeways, and to place a high priority on obtaining funding for projects that complete these gaps.
- TR-2.f** *Develop “Rails with Trails.”* Continue to work with SMART to incorporate and fund a multi-use pathway that generally follows the proposed SMART railroad corridor.
- TR-2.g** *Add Bicycle Lanes.* Identify roads with shoulders wide enough to be designated as bicycle lanes, and, where feasible, stripe and sign appropriate roadway segments as bike lanes and bike routes.
- TR-2.h** *Encourage Innovative Bicycle Lane Design.* Encourage the incorporation of innovative design concepts in the development of bicycle lane projects. Where feasible, consider using techniques and ideas employed in other communities throughout Europe and the United States, such as colored bike lanes, signage, lighting, and other safety features.
- TR-2.i** *Renovate Tunnels Along the Planned North-South Bikeway into Multi-Use Pathways.* Support reopening the California Park Hill Tunnel and, if feasible, reopening the Alto Tunnel as key connections in the bicycle and pedestrian network system. The California Park Hill Tunnel provides a key multimodal connection between the San Rafael Transit Center and the Larkspur Landing Ferry terminal, both major transit hubs. The Alto Tunnel provides a direct, nearly level link between Mill Valley and Corte Madera.
- TR-2.j** *Ensure Safe Routes to Schools.* As funding permits, continue to work with TAM and local school districts to ensure that children have safe walking and bicycling routes to school. Support TAM’s program to produce Safe Routes to School Plans for the county’s schools providing a required planning basis for the Measure A-financed Safe Pathways County Capital Improvement Program. Continue the TAM-managed Safe Routes to Schools encouragement and education program, which provides bicycle and pedestrian safety training, events, contests, law enforcement, and the identification of potential bicycle and pedestrian transportation improvements.

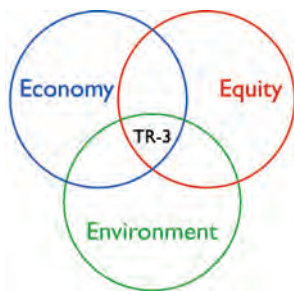


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- TR-2.k** *Consider Pedestrian Needs.* Work with local cities and towns to ensure that traffic signals are timed to allow safe and comfortable pedestrian crossing. Work with Caltrans to improve pedestrian access to freeway bus pads along Highway 101. Work with local communities and school districts to maintain and expand the Measure A-funded school crossing guard program.
- TR-2.l** *Complete Streets.* Include safe and convenient bicycle and pedestrian access, where feasible, in all transportation improvement projects. Request that Caltrans and the Federal Highway Administration provide separated, safe, and secure bicycle and pedestrian access as part of any roadway or interchange improvement work, and that access for pedestrians and bicyclists be available during construction. Continue to implement the Department of Public Works' policy on routine accommodation. While the County does not have authority to plan bicycle facilities located in other jurisdictions, it may be appropriate for the Transportation Authority of Marin (TAM) or similar entity or collaboration to assume this responsibility for planning.
- TR-2.m** *Explore Funding Options.* Continue to apply for regional, State, and federal grants for bicycle and pedestrian infrastructure projects. Consider using general fund monies, state gas tax subventions, sales tax funds, and development exactions/impact fees to provide bicycle and pedestrian facilities, as well as Safe Routes to School programs.
- TR-2.n** *Implement Nonmotorized Pilot Transportation Program.* Carry out the Nonmotorized Transportation Pilot Program through construction of adopted Pilot projects and initiation of adopted Pilot education and outreach programs. Continue participation in national Pilot efforts, including outreach and mode shift measurement. Encourage continued funding of Pilot activities in future federal transportation bills and other State and local funding sources, including regional funding streams.

What Are the Desired Outcomes?

GOAL TR-3



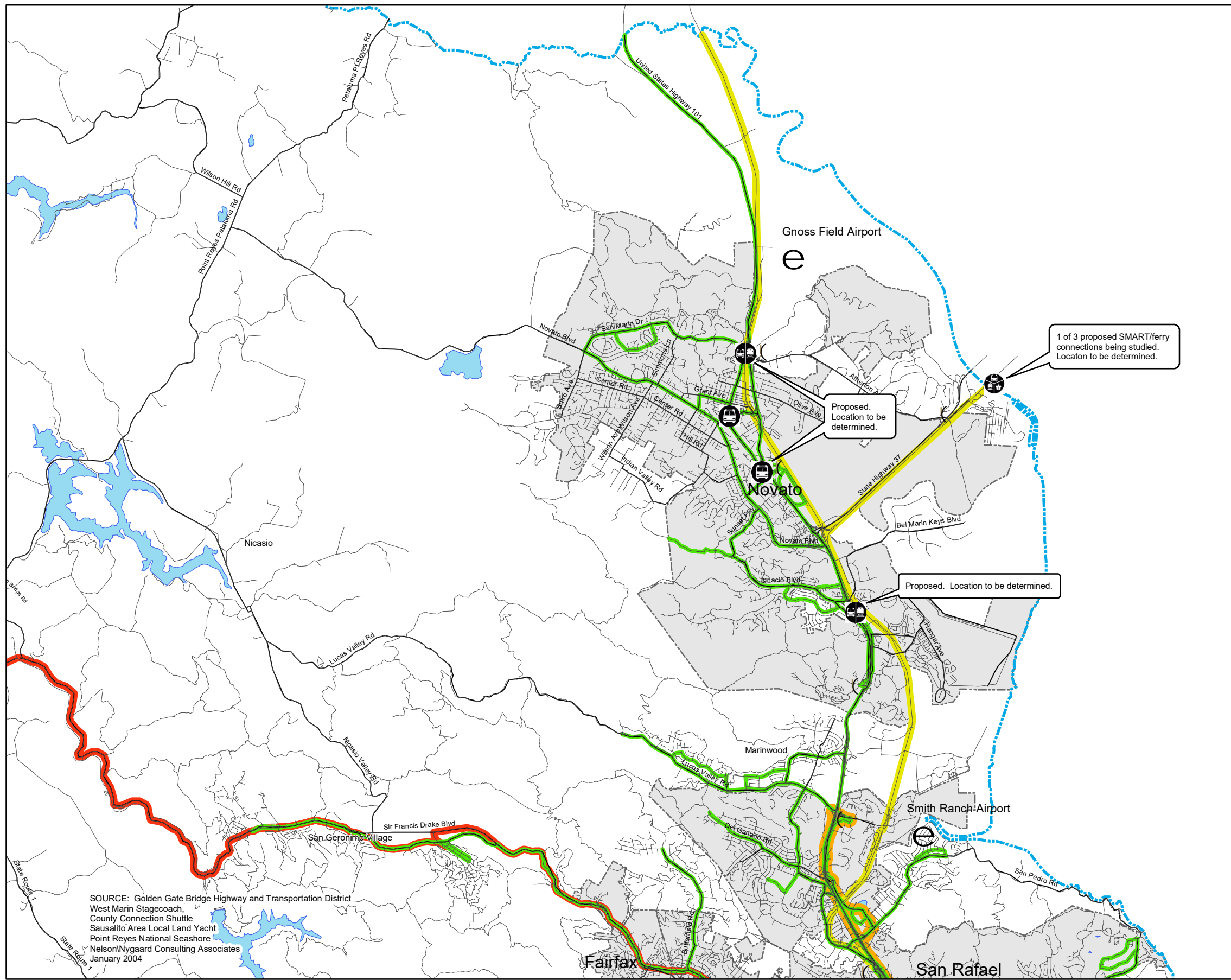
Adequate and Affordable Public Transportation. Provide efficient, affordable public transportation service countywide that meets the needs of everyone, including the elderly, disabled, and transit dependent (see Maps 3-10a, 3-10b, and 3-10c, Transit Corridors of Marin County).

Policies

TR-3.1 Encourage and Support the Expansion of Local Bus and Ferry Services. Encourage expansion and improvement of local bus and ferry services to all areas of the county.

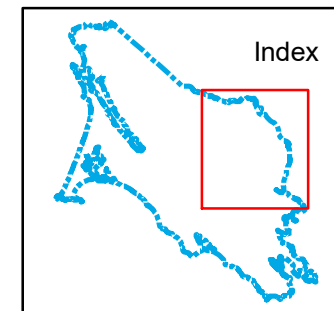
- TR-3.2 Support Regional Transit Initiatives.** Promote rail service on the Northwestern Pacific Railroad right-of-way, a multi-use pathway that generally follows the rail corridor; expanded regional ferry service; and enhanced regional express bus services.

MAP 3-10a TRANSIT CORRIDORS OF MARIN COUNTY

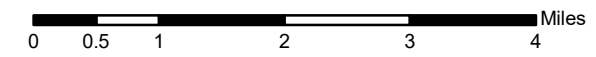


Legend

- County Boundary
- City Boundary
- Lakes
- Primary Roads
- Roads
- Golden Gate Transit Bus Routes (As of November 2, 2003)
- County Connection Shuttle (As of January 2004)
- West Marin Stagecoach (As of January 2004)
- Sonoma-Marina Area Rail Transit (Proposed)
- Bus Transfer Hub
- Intermodal Hub
- Park & Ride Lots
- Airport



SOURCE: Golden Gate Bridge Highway and Transportation District
 West Marin Stagecoach
 County Connection Shuttle
 Sausalito Area Local Land Yacht
 Point Reyes National Seashore
 Nelson/Nygaard Consulting Associates
 January 2004

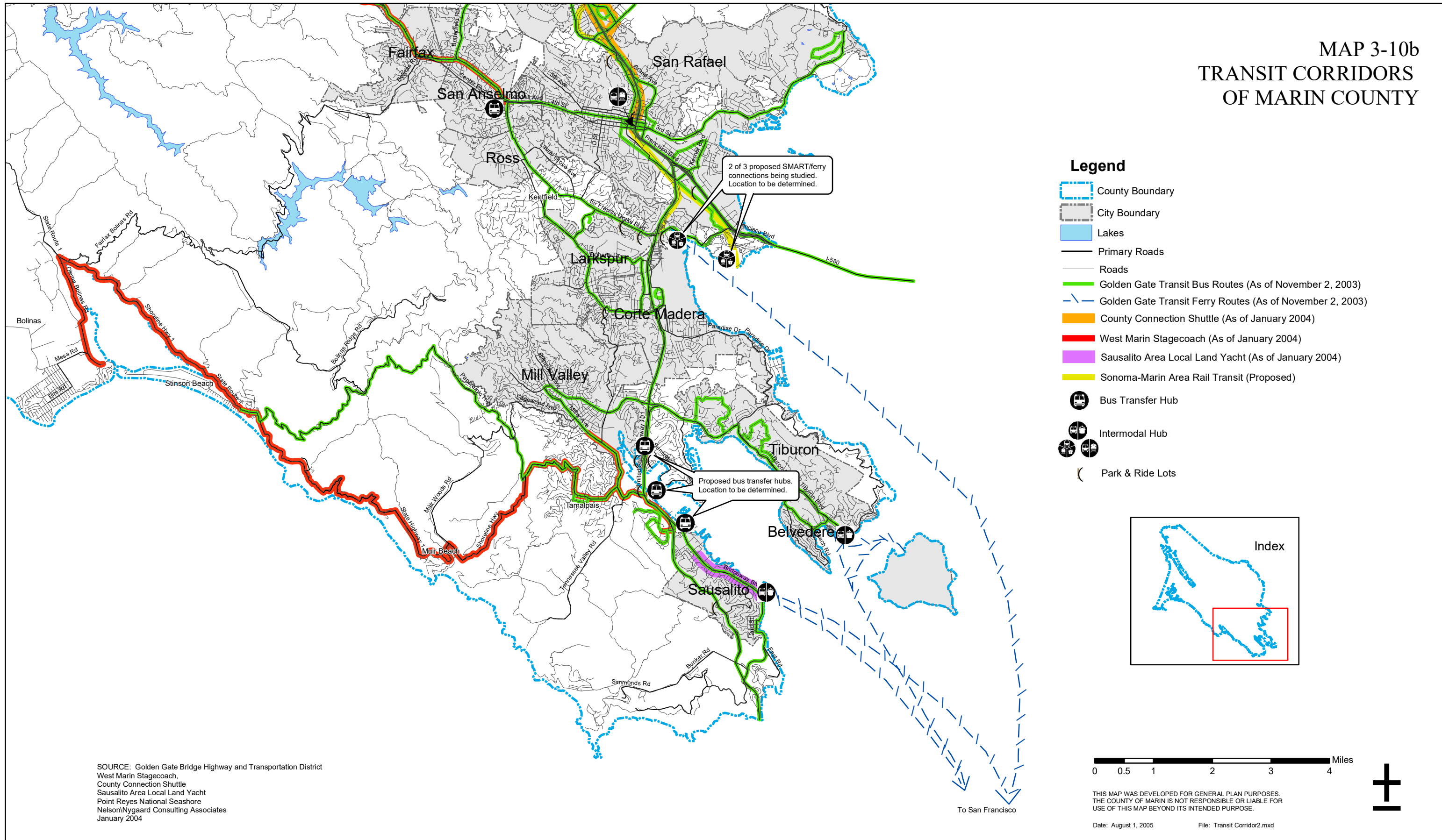


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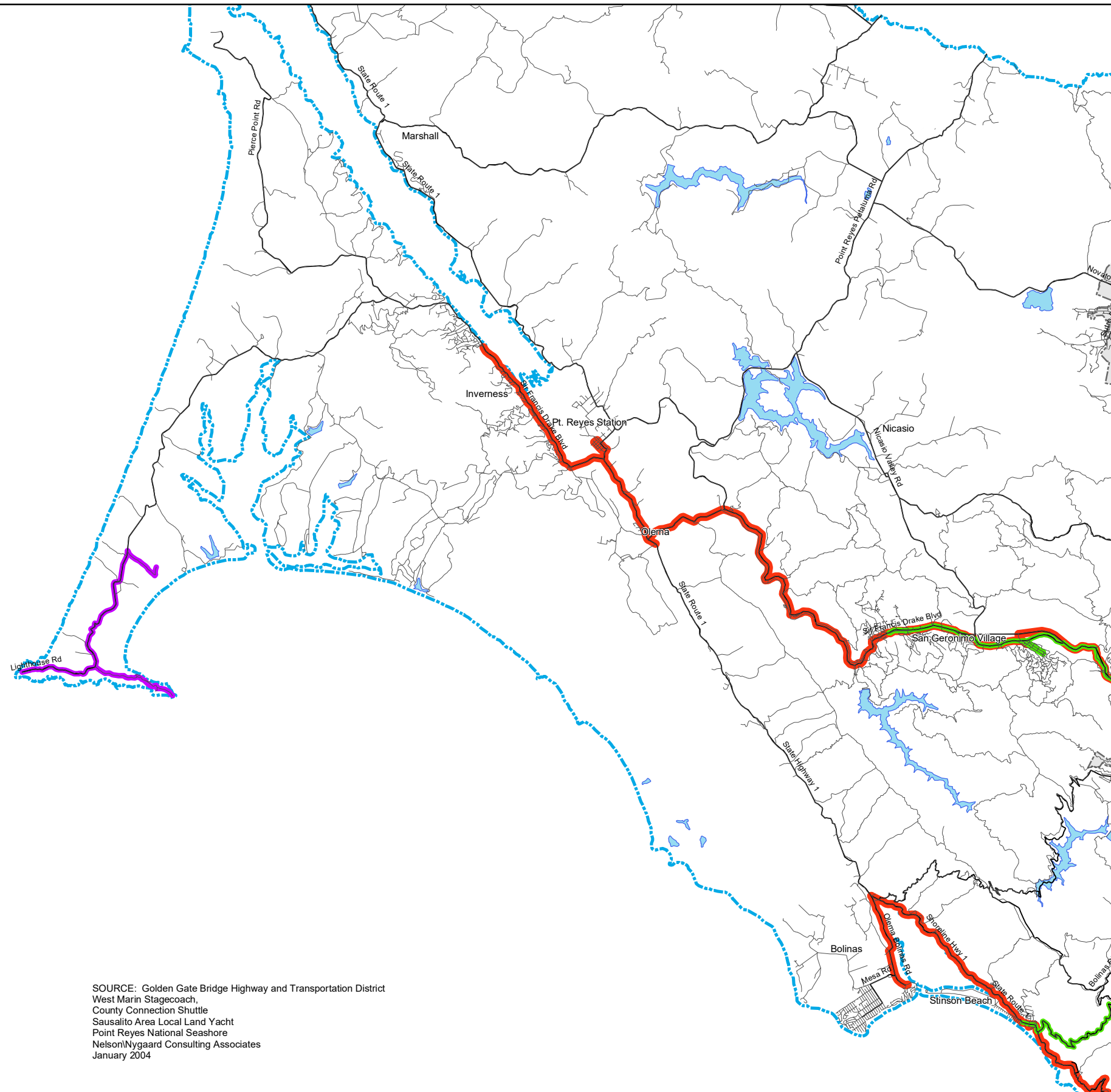
Date: August 1, 2005 File: Transit Corridor1.mxd











MAP 3-10b TRANSIT CORRIDORS OF MARIN COUNTY

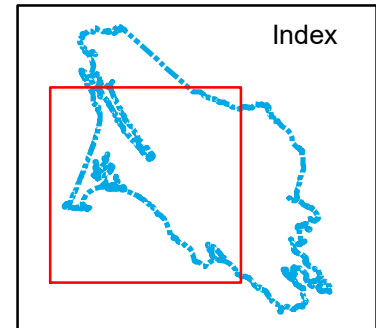


MAP 3-10c TRANSIT CORRIDORS OF MARIN COUNTY

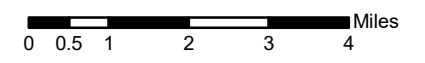


Legend

-  County Boundary
-  City Boundary
-  Lakes
-  Primary Roads
-  Roads
-  Golden Gate Transit Bus Routes (Effective November 2, 2003)
-  West Marin Stagecoach (As of January 2004)
-  National Parks and Recreation Visitor Shuttle



SOURCE: Golden Gate Bridge Highway and Transportation District
West Marin Stagecoach,
County Connection Shuttle
Sausalito Area Local Land Yacht
Point Reyes National Seashore
NelsonNygaard Consulting Associates
January 2004



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Date: August 1, 2005 File: Transit Corridor3.mxd





BUILT ENVIRONMENT ELEMENT

- TR-3.3** **Develop Mixed-Use Intermodal Hubs.** Support and participate in the development of intermodal transit hubs that expand alternative transportation use.
- TR-3.4** **Support and Coordinate Paratransit Service.** Fund paratransit service and integrate it with fixed-route service, including school services, to efficiently meet the needs of transit-dependent persons.
- TR-3.5** **Support Bicycle Access to All Transit Systems.** Ensure that all new and existing transit systems provide for the storage of bicycles on transit as well as at transit centers.
- TR-3.6** **Reduce Congestion Due to Visitor Traffic in West Marin.** Coordinate with Caltrans; local, State, and federal parkland agencies; and local communities to provide alternatives to recreational automobile travel to recreational areas in West Marin.

Why is this important?

Americans living in public transit-intensive metropolitan areas save \$22 billion in transportation costs. Availability of good public transit increases transportation choices and decreases automobile use.

Environment: Every year, public transit saves more than 855 million gallons of gasoline, or 45 million barrels of oil. When less gas is used, Marin’s contribution to climate change is reduced. Widely used public transit also benefits the environment by improving air quality, reducing traffic congestion, and decreasing the ecological footprint.

Economy: Typically, State and local governments realize a 4% to 16% gain in revenues as a result of increases in business profits and personal income generated by public transportation investment. Public transit can increase mobility and access to goods and services, while improving commuting efficiency. Allocating public funds to a variety of transportation modes is a stronger investment than solely focusing on the needs of automobile travel.

Equity: For every dollar earned, the average U.S. household spends 18 cents on transportation. Ninety-eight percent of this goes toward buying, maintaining, and operating vehicles, which is the largest source of personal debt after home mortgages. Public transit can save American households thousands of dollars a year in transportation expenditures. Bus, ferry, and rail transit reduces the number of cars on the road, thereby enhancing quality of life both for riders and drivers with no feasible alternative to automobile travel. Transit that is affordable and available to all persons also helps ensure that socioeconomic differences will not preclude access to employment, recreation, commerce, and culture.

How will results be achieved?

Implementing Programs

- TR-3.a** **Increase Bus and Ferry Services.** Work with the Marin County Transit District, Golden Gate Transit District, Marin Office of Education, Marin Commission on Aging, and park agencies to increase the coverage and frequency of public bus and ferry services, and to develop and meet standards for local, school, paratransit, and



MARIN COUNTYWIDE PLAN

visitor-serving bus and ferry service; and work with local cities and towns to meet the needs of Marin County.

- TR-3.b** *Provide Schedules and Shelters.* Encourage bus service providers to post current schedules and maps at all transit stops and other key locations, to make real-time arrival information available to riders, and to provide shelters that adequately protect riders from inclement weather.
- TR-3.c** *Provide Reduced-Cost Transit Passes.* Provide reduced-cost transit passes for students and other special needs groups, including homeless people, engaged in education and employment activities.
- TR-3.d** *Join in Regional Transit Initiatives.* Participate in planning for rail transportation through SMART, ferry service enhancements through the Water Transit Authority, and other regional transit expansion initiatives.
- TR-3.e** *Upgrade and Create Intermodal Hubs.* Work with cities and towns, transit providers, and other agencies to seek funding to upgrade and create intermodal hubs that facilitate seamless connections between transit services; are comfortable and convenient for pedestrians, bicyclists, transit users, and drivers; and, where feasible, provide secure bike parking and other services, such as convenience retail, real-time transit arrival information, way-finding information, short transfer distances, and quality design.
- TR-3.f** *Promote Transit-Oriented Development.* Amend the Development Code to encourage compact mixed-use development within one-half mile of intermodal hubs and future rail stations, and to offer flexible standards for affordable housing to create sufficient ridership to support such uses.
- TR-3.g** *Coordinate Paratransit.* Encourage the Marin County Transit District to provide information and referral service to paratransit riders and social service agencies, coordinate the operations of contractors to meet the needs of riders, and integrate paratransit effectively with fixed-route service to ensure adequate coverage and reduced reliance on fixed-route services.
- TR-3.h** *Implement a Traffic Reduction Program for Recreational Traffic to West Marin.* Collaborate with Caltrans; local, State, and federal parkland agencies; and local communities to benchmark existing traffic conditions on roads to West Marin and provide ongoing traffic monitoring during peak recreation periods on access routes to West Marin. Identify and implement alternatives to recreational automobile travel to recreation areas in West Marin, including, but not limited to, extended and expanded shuttle bus service, shuttle service to remote parking lots for early trip capture, travel advisory signage, and other similar measures.



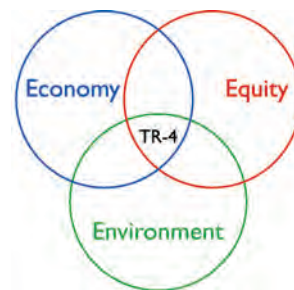
BUILT ENVIRONMENT ELEMENT

TR-3.i *Provide Shuttle Service to Transit.* Support the creation of shuttle service, corridor trolleys, and/or jitneys to collect riders for public transit (see AIR-3.1, AIR-4.b). Consider providing such service for inter-city-county streets.

What Are the Desired Outcomes?

GOAL TR-4

Protection of Environmental Resources. Minimize environmental disruption and energy use related to transportation.



Policies

TR-4.1 **Minimize Disturbance and Condemnation.** Limit environmental disruption and condemnation of land due to transportation projects.

TR-4.2 **Recycle and Conserve Energy.** Include recycled and energy-conserving materials for road construction and repair, where feasible.

TR-4.3 **Increase Clean-Fuel Vehicle Use.** Encourage switching from conventional cars and transit vehicles to zero-, partial zero-, or other low-emission vehicles.



Why is this important?

Biodiesel is a biodegradable alternative to petroleum diesel that substantially reduces air pollution. Asphalt-rubber, a blend of asphalt cement and reclaimed tire rubber, has superior engineering properties over conventional asphalt and keeps waste tires out of landfill. Use of energy-saving and recycled materials can lessen environmental impacts and create new economic opportunities.

Gas Mileage. While the average car in the United States has a gas mileage around 22 mpg, new hybrids and other fuel-efficient vehicles can travel more than 45 miles on a single gallon of gas. Increasing the average gas mileage of Marin’s cars by 10 miles per gallon could reduce Marin’s footprint by an area 60% the size of the county.

Environment: Utilizing recycled and energy-conserving materials, increasing clean-vehicle use, and avoiding the need for site disturbance and condemnation of additional property all contribute to the protection of environmental resources.

Economy: Pursuing alternative fuel sources creates employment opportunities and provides economic support for environmentally sound technologies. Consumers also save money when fuel costs are decreased or eliminated.

Equity: Use of clean-fuel vehicles reduces exposure to toxic emissions and related health impacts.



MARIN COUNTYWIDE PLAN



“About 70 percent of green house gas emissions from transportation are from cars and trucks and two-thirds are generated within urban areas. The more urban areas extend outward, the more emissions grow.”

– David Suzuki, *Driven to Action – A Citizen’s Toolkit*

How will results be achieved?

Implementing Programs

TR-4.a *Limit Project Impacts.* Work with Caltrans and private transportation contractors to minimize environmental damage and storm water runoff through best management practices, and to avoid condemnation of private or publicly owned land in conjunction with transportation improvement projects.

TR-4.b *Use Recycled and Resource Efficient Materials.* Use resource efficient materials, such as rubberized asphalt concrete and pervious pavement, in road repair and construction wherever cost effective and feasible.

TR-4.c *Support Green Fuels.* Work with advocacy groups to promote the use of hybrid and low-emission vehicles and clean fuels (including biodiesel) as feasible based on cost and availability, set targets for increasing the proportion of clean-fuel vehicles in the County fleet, and encourage transit agencies to increase their use of clean-fuel vehicles.

TR-4.d *Encourage Zero-, Partial-Zero-, and Low-Emission Vehicle Use.* Publicize the State and federal approval of zero- and partial-zero-emission vehicles (with a fuel economy of at least 45 miles per gallon) to use HOV lanes. Support plug-in hybrid electric vehicles and new carbon neutral technologies.

TR-4.e *Support Alternative Fuels Vehicles.* Actively support infrastructure needed for alternative fuel vehicles, including fueling and charging stations. Review and consider revising applicable codes applying to refueling and recharging infrastructure. Support State, federal, and local efforts to increase fuel efficiency and reduce greenhouse gas emissions.



BUILT ENVIRONMENT ELEMENT

Figure 3-37 Relationships of Goals to Guiding Principles

This figure illustrates the relationships of each goal in this section to the Guiding Principles.

Goals	Guiding Principles											
	1. Link equity, economy, and the environment locally, regionally, and globally.	2. Minimize the use of finite resources and use all resources efficiently and effectively.	3. Reduce the use and minimize the release of hazardous materials.	4. Reduce greenhouse gas emissions that contribute to global warming.	5. Preserve our natural assets.	6. Protect our agricultural assets.	7. Provide efficient and effective transportation.	8. Supply housing affordable to the full range of our workforce and diverse community.	9. Foster businesses that create economic, environmental, and social benefits.	10. Educate and prepare our workforce and residents.	11. Cultivate ethnic, cultural, and socioeconomic diversity.	12. Support public health, safety, and social justice.
TR-1 Safe and Efficient Movement of People and Goods	•	•	•	•	•	•	•		•	•		•
TR-2 Increased Bicycle and Pedestrian Access	•	•	•	•	•		•			•		•
TR-3 Adequate and Affordable Public Transportation	•	•	•	•	•		•					•
TR-4 Protection of Environmental Resources	•	•	•	•	•	•	•			•		•



MARIN COUNTYWIDE PLAN

How Will Success Be Measured?

Indicator Monitoring

Nonbinding indicators, benchmarks, and targets.¹ will help to measure and evaluate progress. This process will also provide a context in which to consider the need for new or revised implementation measures.

Indicators	Benchmarks	Targets
Commute modal split countywide.	70% drove alone and 30% used other modes as of 2000.	Decrease single-occupancy-vehicle share of modal split.
Combined daily pedestrian/bicycle share of modal split countywide.	10.9% in 2000 (1.7% bicycle and 9.2% pedestrian).	Increase the percentage of combined pedestrian and bicycle trips to 20% by 2020.
Commute modal split by County government employees.	82% drove alone, 10% carpooled, 5.5% bused, and 1% biked in 2003.	Decrease single-occupancy vehicle share of modal split.
Average congestion delay.	22% or 9,900 daily vehicle hours of congestion in 2000.	No or minimal increase by 2020.
Per capita gasoline fuel consumption countywide.	605 gallons of gasoline fuel per capita in 2000.	No or minimal increase by 2020.
Number of vehicles with a fuel economy of at least 45 miles per gallon countywide.	362 in 2002.	Increase the number of zero and partial zero emission vehicles with a fuel economy of at least 45 miles per gallon through 2020.
Number of vehicles with a fuel economy of at least 45 miles per gallon in County Fleet.	0 in 2000 including 80 sheriff vehicles.	Increase the number of vehicles with a fuel economy of at least 45 miles per gallon through 2020.
Vehicle miles traveled overall countywide (VMT).	2,764 million VMT in 2000.	No or minimal increase through 2015.
Miles of class I bicycle pathways in unincorporated areas. ²	3.5 miles of class 1 in 2000.	Increase to 5-10 miles by 2010 and 10-25 miles by 2015.
Miles of class II bike lanes in unincorporated areas. ²	2.25 miles of class 2 in 2000.	Increase to 4.5-10 miles by 2010 and 9-25 miles by 2015.

¹Many factors beyond Marin County government control, including adequate funding and staff resources, may affect the estimated time frame for achieving targets and program implementation.

²Since Measure A, regional measure 2.



BUILT ENVIRONMENT ELEMENT

Indicators	Benchmarks	Targets
Public transportation ridership share of modal split countywide.	11% (bus and ferry) in 2000.	Increase public transportation ridership by 2015 and then again by 2020.
Public transportation ridership share of modal split for county government employees.	5.5% (bus) in 2002.	Increase public transportation ridership by 2015 and then again by 2020.
Percent clean fuel buses operated by Golden Gate Transit.	0 in 2000 (131 of 195 in 2004).	Increase the number of clean fuel buses by 2010 and increase them again by 2015.



MARIN COUNTYWIDE PLAN

Program Implementation

The following table summarizes responsibilities, potential funding priorities, and estimated time frames for proposed implementation programs. Program implementation within the estimated time frame.¹ will be dependent upon the availability of adequate funding and staff resources.

**Figure 3-38
Transportation Program Implementation**

Program	Responsibility	Potential Funding	Priority	Time Frame
TR-1.a - Support Alternate Work Schedules.	DPW, TAM	Will require additional grants or other revenue ²	Medium	Long term
TR-1.b - Allow Live-Work Arrangements.	CDA	Existing budget and may require additional grants or revenue ²	Medium	Ongoing
TR-1.c - Promote Transportation Alternatives.	DPW, TAM, MCTD	Existing budget, will require additional grants or other revenue ²	Medium	Med. Term
TR-1.d - Coordinate with Local Agencies.	DPW, TAM, MCTD	General fund, TAM budget, grants, transportation sales tax ²	Low	Ongoing
TR-1.e - Uphold Vehicle Level of Service Standards.	DPW, TAM	General fund, TAM budget	Medium	Immediate
TR-1.f - Analyze Multimodal Performance.	DPW, MCTD	Will require additional grants or other revenue ²	Medium	Long term
TR-1.g - Determine Appropriate Mitigation.	1. DPW, TAM – monitor traffic 2. CDA – update Development Code	(1) General fund, TAM budget (2) General fund	(1)Low (2)Medium	(1)Ongoing (2) Short term
TR-1.h - Add Transportation Policies to Community Plans.	CDA, DPW, MCTD	Existing budget	Medium	Ongoing
TR-1.i - Adopt Flexible Parking Standards.	CDA, DPW	Existing budget, TLC/HIP fund, will require additional grants or revenue ²	High	Short term

¹Time frames include: Immediate (0-1 years); Short term (1-4 years); Med. term (4-7 years); Long term (over 7 years); and Ongoing (existing programs already in progress whose implementation is expected to continue into the foreseeable future).

²Completion of this task is dependent on acquiring additional funding. Consequently, funding availability could lengthen or shorten the time frame and ultimate implementation of this program.



BUILT ENVIRONMENT ELEMENT

Program	Responsibility	Potential Funding	Priority	Time Frame
TR-1.j - Install Highway Improvements.	DPW, TAM	General fund, grants, traffic mitigation fees, transportation sales tax ²	High	Ongoing
TR-1.k - Update Transportation System Modeling.	DPW, TAM, MCTD	General fund, TAM budget	Low	Ongoing
TR-1.l - Update Traffic Mitigation Fees.	DPW	General fund	Low	Ongoing
TR-1.m - Promote Regional Traffic Mitigation Fees.	DPW, TAM	Will require additional grants or other revenue ²	Medium	Long term
TR-1.n - Obtain and Dedicate Transportation Funding.	DPW, TAM, MCTD	General fund, TAM budget	High	Ongoing
TR-1.o - Keep West Marin Rural.	DPW	General fund	High	Ongoing
TR-1.p - Limit Aviation Uses.	CDA, DPW	General fund	Medium	Ongoing
TR-1.q - Review Parking Requirements.	CDA, DPW	Existing budget	High	Ongoing
TR-1.r - Reduce Congestion on Grandfathered Road Segments.	TAM, MCTD	Grants, transportation sales tax, will require additional grants or other revenue	Medium	Long term
TR-1.s - VMT Reduction Monitoring and Implementation and Transportation Demand Management Program.	TAM, DPW, CDA	Existing budget, will require additional grants or other revenue ²	High	Med. term
TR-1.t - Reduce Single Occupancy Trips.	DPW, Cities and Towns	Will require additional grants or other revenue ²	Medium	Med. term
TR-1.u - Create Car Share Program.	DPW, TAM, CDA	Will require additional grants or other revenue ²	Medium	Med. term
TR-2.a - Encourage Bicycling and Walking.	DPW, TAM, CDA, H&HS, MCTD	Existing budget, grants, transportation sales tax ²	High	Ongoing
TR-2.b - Adopt Standards for Pedestrian and Bicycle Access.	CDA, DPW, TAM	Existing budget	Medium	Medium term
TR-2.c - Support Bicycle Stations and Consider Attended Parking.	DPW, CDA, GGT, MCTD	General fund, grants ²	Medium	Ongoing



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Program	Responsibility	Potential Funding	Priority	Time Frame
TR-2.d - Fund Projects.	DPW, TAM, MCTD	General fund, grants, transportation sales tax ²	Medium	Ongoing
TR-2.e - Prioritize Completion of the North-South and East-West Bikeways.	DPW, TAM, SMART, Caltrans, Cities and Towns	Grants, general fund ²	Medium	Ongoing
TR-2.f - Develop “Rails with Trails.”	DPW, TAM, SMART, Cities and Towns	Will require additional grants or other revenue ²	High	Ongoing
TR-2.g - Add Bicycle Lanes.	DPW, TAM	Existing budget and will require additional grants or other revenue ²	High	Ongoing
TR-2.h - Encourage Innovative Bicycle Lane Design.	DPW, TAM	General fund, grants, traffic mitigation fees, transportation sales tax ²	Medium	Ongoing
TR-2.i - Renovate Tunnels Along the Planned North-South Bikeway into Multi-Use Pathways.	DPW, TAM, SMART	Federal funding and will require additional grants or other revenue ²	Medium	Long term
TR-2.j - Ensure Safe Routes to Schools.	DPW, TAM, MCTD	Transportation sales tax and will require additional grants or other revenue ²	Medium	Ongoing
TR-2.k - Consider Pedestrian Needs.	DPW, TAM	Federal funding and will require additional grants or other revenue ²	High	Ongoing
TR-2.l - Complete Streets.	DPW, TAM	Will require additional grants or other revenue ²	High	Ongoing
TR-2.m - Explore Funding Options.	DPW, TAM, MCTD	General fund, grants, transportation sales tax ²	High	Ongoing
TR-2.n - Implement Nonmotorized Pilot Transportation Program.	DPW	TAM, Federal funding	High	Ongoing
TR-3.a - Increase Bus and Ferry Services.	MCTD, GGTD	Will require additional grants or other revenue ²	High	Ongoing/Long term
TR-3.b - Provide Schedules and Shelters.	Marin County Transit District, Golden Gate Bridge Transit District	Will require additional grants or other revenue ²	Medium	Long term



BUILT ENVIRONMENT ELEMENT

Program	Responsibility	Potential Funding	Priority	Time Frame
TR-3.c - Provide Reduced-Cost Transit Passes.	Marin County Transit District	Grants, transportation sales tax ²	Medium	Ongoing
TR-3.d - Join in Regional Transit Initiatives.	DPW, TAM, MCTD	Will require additional grants or other revenue ²	High	Ongoing/Long term
TR-3.e - Upgrade and Create Intermodal Hubs.	DPW, TAM, Marin County Transit District, Golden Gate Transit, Caltrans	Will require additional grants or other revenue ²	Medium	Long term
TR-3.f - Promote Transit-Oriented Development.	CDA, DPW, TAM	General fund, TAM budget, TLC/HIP grants	Medium	Med. term
TR-3.g - Coordinate Paratransit.	Marin County Transit District, Golden Gate Bridge Transit District	Existing budget and will require additional grants or other revenue ²	Medium	Long term
TR-3.h - Implement a Traffic Reduction Program for Recreational Traffic to West Marin.	DPW, TAM, MCTD	Will require additional grants or other revenue ²	Low	Long term
TR-3.i - Provide Shuttle Service to Transit.	TAM, MCTD	Will require additional grants or other revenue ²	Medium	Ongoing
TR-4.a - Limit Project Impacts.	DPW	General fund, grants, traffic mitigation fees, transportation sales tax ²	Low	Ongoing
TR-4.b - Use Recycled and Resource Efficient Materials.	DPW	Will require additional grants or other revenue ²	Medium	Ongoing/Long term
TR-4.c - Support Green Fuels.	CDA, DPW, MCTD, TAM	Will require additional grants or other revenue ²	High	Ongoing/Long term
TR-4.d - Encourage Zero, Partial-Zero and Low-Emission Vehicle Use.	CDA, MCTD, TAM	Existing budget	Medium	Ongoing
TR-4.e - Support Alternative Fuels Vehicles.	DPW, CDA, TAM	Existing budget and may require additional grants or revenue ²	Medium	Ongoing



BUILT ENVIRONMENT ELEMENT

3.10 Noise

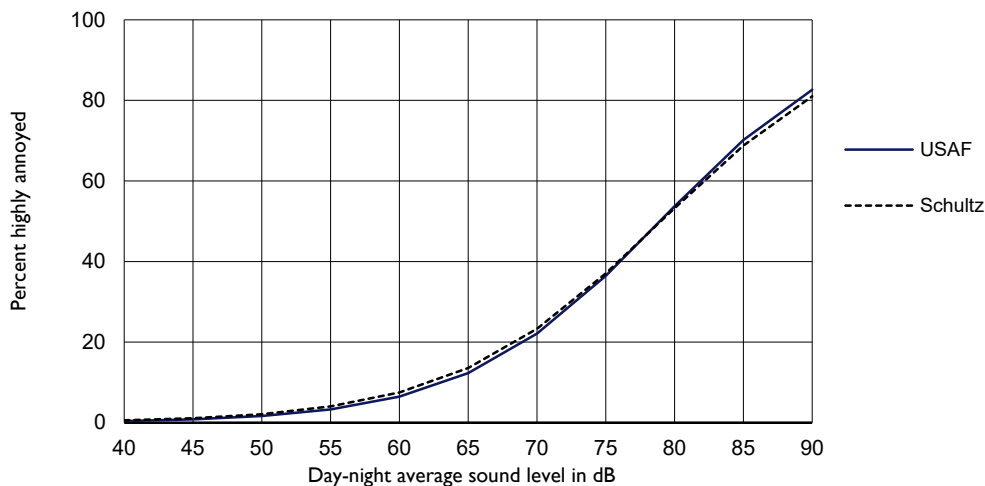
Background

Preserving quality of life requires mitigating the potential for noisy intrusions, but merely shutting out unwanted sound may not always be adequate. For example, buildings along busy roadways need to provide both comfortable acoustic environments and fresh air for their occupants. In addition, noise tends to be more tolerable over shorter time periods.

Vehicle traffic is the primary source of noise in Marin County, with the highest noise levels occurring along major roadways. Other significant local noise sources include aircraft, trains, mining activity, and construction. Estimates of future noise along major roadways can be projected based on estimates of future traffic, while changes in noise due to other sources may depend on a range of site-specific factors.

Minimizing the impact of noise on health and quality of life requires measuring current noise levels to identify existing problems. Noise is commonly described in *Ldn*, which expresses average sound level over a 24-hour period in decibels (dB), the standard measure of pressure exerted by sound. *Ldn* includes a 10 dB penalty for sounds between 10 P.M. and 7 A.M., when background noise is lower and people are most sensitive to noise.

Figure 3-39 Relationship Between Noise Levels and Annoyance (Schultz Curve)



Note: The most comprehensive and widely accepted evaluation of the relationship between transportation noise exposure (not exclusively aviation noise) and the extent of noise annoyance was one originally developed by Schultz (1978) and later updated by the U.S. Air Force (1992).

Source: 1992 Federal Interagency Committee on Noise.



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Because decibels are logarithmic units of measure, a change of 3 decibels is hardly noticeable, while a change of 5 decibels is quite noticeable and an increase of 10 decibels is perceived as a doubling of the noise level (see Figure 3-39). A change from 50 dB to 60 dB increases the percentage of the population that is highly annoyed at the noise source by about 7%, while an increase from 50 dB to 70 dB increases the annoyed population by about 25 percent. Sounds as faint as 10 decibels are barely audible, while noise over 120 decibels can be painful or damaging to hearing (see Figure 3-40). County residents are frequently exposed to noise ranging from 35 to 80 decibels.

Figure 3-40 Typical Noise Levels

Type of Noise or Environment	Decibels
Recording studio	20
Soft whisper; quiet bedroom	30
Busy open-plan office	55
Normal conversation	60-65
Automobile at 20 mph 25 ft. away	65
Vacuum cleaner 10 ft. away	70
Dump truck at 50 mph 50 ft. away	90
Gas leaf blower at 25 ft. away	100
Helicopter 200 ft. away	100
Train horn 100 ft. away	105
Claw hammer; jet takeoff 200 ft. away	120
Shotgun at shooter's ear	140

Noise will continue to be an important factor in the planning process as pressure increases to develop properties exposed to high noise levels and noisy activities occur near noise-sensitive receptors. The State sets acceptable noise levels for a variety of activities and types of land uses (in Figure 3-41, the “dB” measure indicates a reduction in the effects of low and high frequencies to simulate human hearing). The policies and programs in this Section of the Countywide Plan are intended to maintain appropriate noise levels and protect noise-sensitive land uses.

For the purposes of planning, the Noise Element contains information on the major noise sources identified in State planning law. It provides practicable noise contours for these major noise sources down to a level of annual average 60 Ldn. Annual average 60 Ldn is an appropriate benchmark for identifying and assessing noise problems, as this is the level above which outdoor noise levels are considered inappropriate in residential areas and at which interior noise levels in residential development will be unacceptable unless the windows are closed. Noise sources that do not generate noise levels in excess of an annual average Ldn of 60 dBA beyond the right-of-way line, in the case of highways, major local streets, and railroad rights-of-way, or the property line for stationary noise sources, are generally not included unless otherwise indicated.

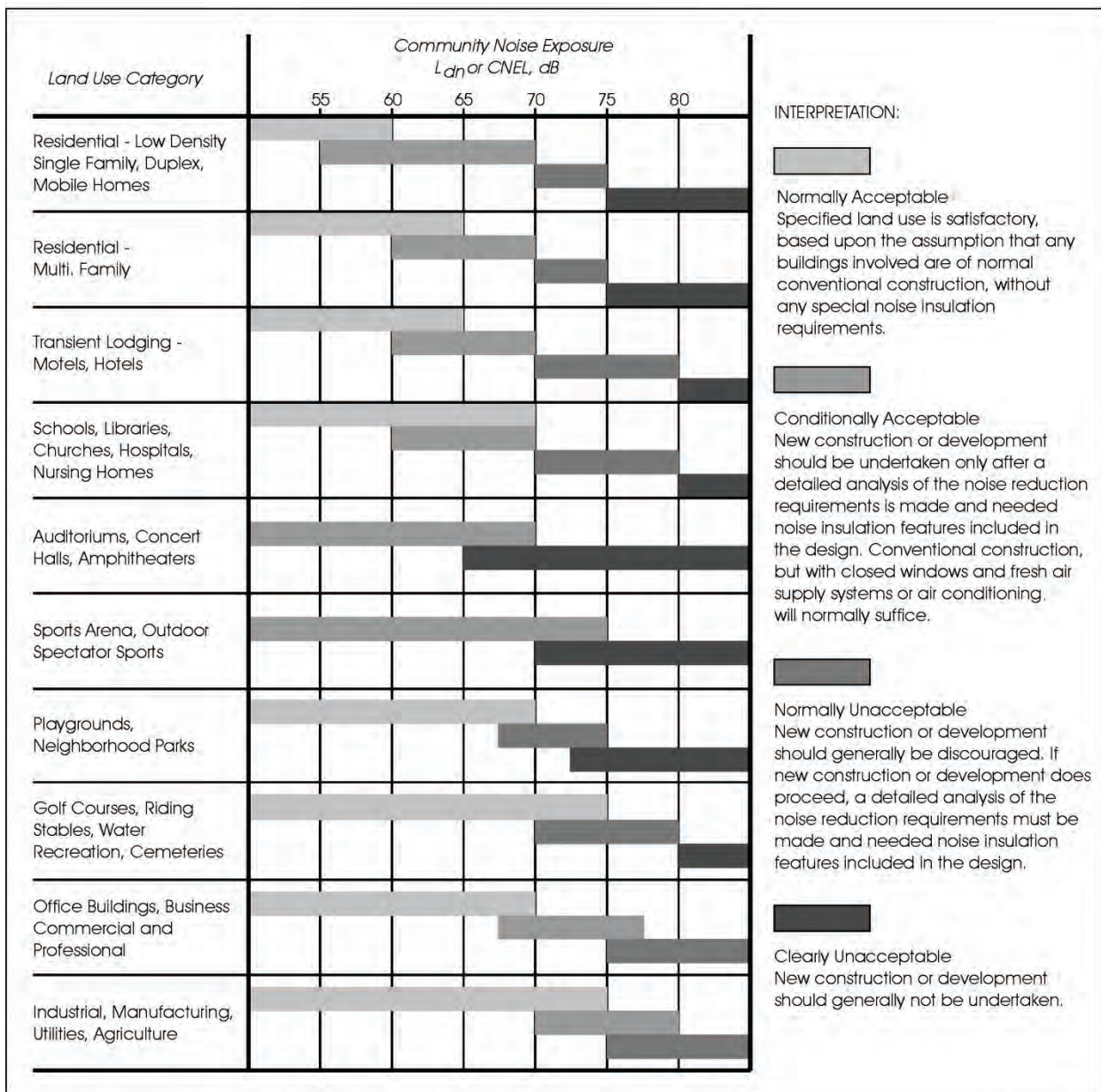
The major noise sources for which noise contours have been developed in Marin County include major highways (Highway 37, Highway 101, and Highway 1), and major county roads (including Sir Francis Drake Boulevard, Petaluma Point Reyes Road, Lucas Valley Road, Novato Boulevard, etc.), the San



BUILT ENVIRONMENT ELEMENT

Rafael Airport, Gness Field, Richardson Bay Helipad, and potential future activity on the Sonoma-Marín Area Rapid Transit Line.

Figure 3-41 Acceptable Noise Levels



Source: California Office of Planning and Research, 1998 General Plan Guidelines.



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Existing and Future Noise Exposure

- ◆ **Traffic noise.** Traffic noise levels along the major highways, primary arterials, and major county roads have not changed significantly since 1987. Noise monitoring conducted in 2001 and repeated in 2005 (see Map 3-11, Locations of Long-Term Noise Measurements) shows little change from measurements taken at the same locations in 1987. Figure 3-42 shows the resulting Ldn measured at each location over the years. The change at the site located off Highway 101 at St. Vincent's Road was due to the fact that the location was moved closer to the freeway in 2001 and 2005 than it was in 1987. When adjusted for this change in distance, noise levels at this location are also within a decibel of those measured in 1987.

Future traffic projections for the highways, freeways, major arterials, and primary local county roads show that noise levels are expected to increase by, at most, 1 decibel over existing noise levels (due to the logarithmic nature of noise addition, a 20% increase in the traffic volume will result in only a 1 decibel increase in the average noise level). The resulting increase would be essentially undetectable to the human ear, and the future noise environment along the major roadways in Marin County is expected to be essentially the same as it is today. Map 3-12, Existing and Proposed Noise Contours, shows the projected future noise contours for the major roadways in Marin County. This map is available at the Marin County Community Development Agency Planning Division at a larger scale to evaluate the noise exposure at specific parcels.

- ◆ **Aircraft and airport operations noise.** Marin County has two general aviation airports: the Gness Field County Airport, north of Novato, and the San Rafael Airport, in northern San Rafael. Existing noise contours for Gness Field are shown on Map 3-13. Activity levels and associated noise generation have not changed substantially since 1986. Projected noise contours are shown on Map 3-14. Activity levels, regulated by a conditional use permit, and associated noise generation have not increased since 2003 at the San Rafael Airport and are not projected to increase in the future. Existing and projected noise contours are shown on Map 3-16.





The Richardson Bay Heliport provides a helicopter landing pad and seaplane rides. Activity at the Richardson Bay Heliport has not changed significantly since 1987, and activity levels continue at about 25 commercial takeoffs and landings per week. The noise exposure contours for the Richardson Bay Heliport are shown in Map 3-15. The annual average 60 Ldn contour clearly does not impact any existing noise-sensitive residential development, although noise generated by helicopters and seaplanes traveling to and from the heliport has been a source of annoyance to residents of the adjacent floating home marina.

San Rafael Airport is regulated under the jurisdiction of the City of San Rafael and is restricted by conditional use permit to a maximum of 100 based aircraft. Noise exposure contours associated with this population of aircraft have not varied since 1987. In fact, recent noise measurements have confirmed the location of the annual average 60 Ldn contour around the airport. Map 3-16 shows the location of the existing and future noise contours at San Rafael Airport.

MAP 3-11

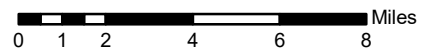
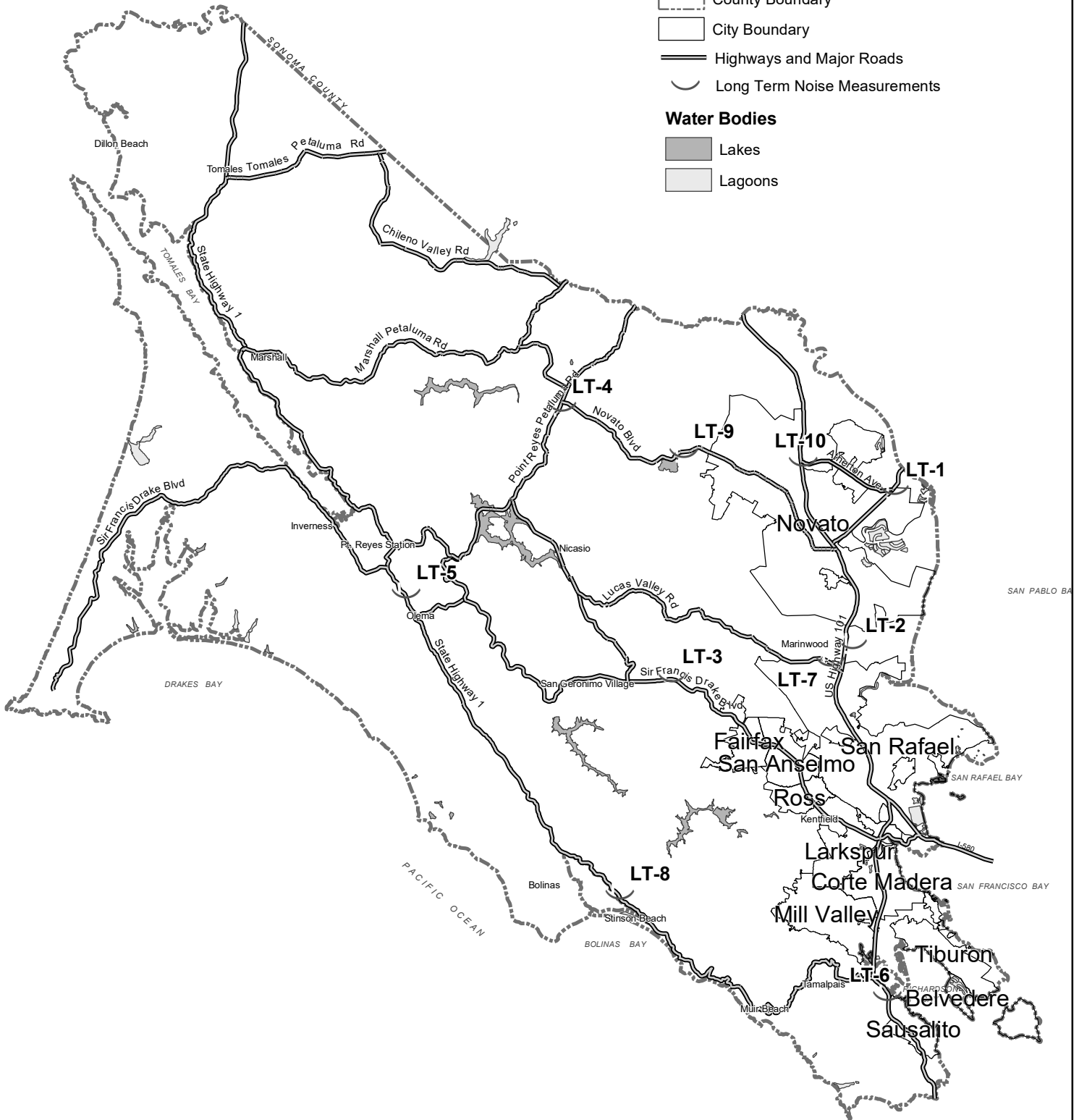
LOCATION OF LONG TERM NOISE MEASUREMENTS

Legend

-  County Boundary
-  City Boundary
-  Highways and Major Roads
-  Long Term Noise Measurements

Water Bodies

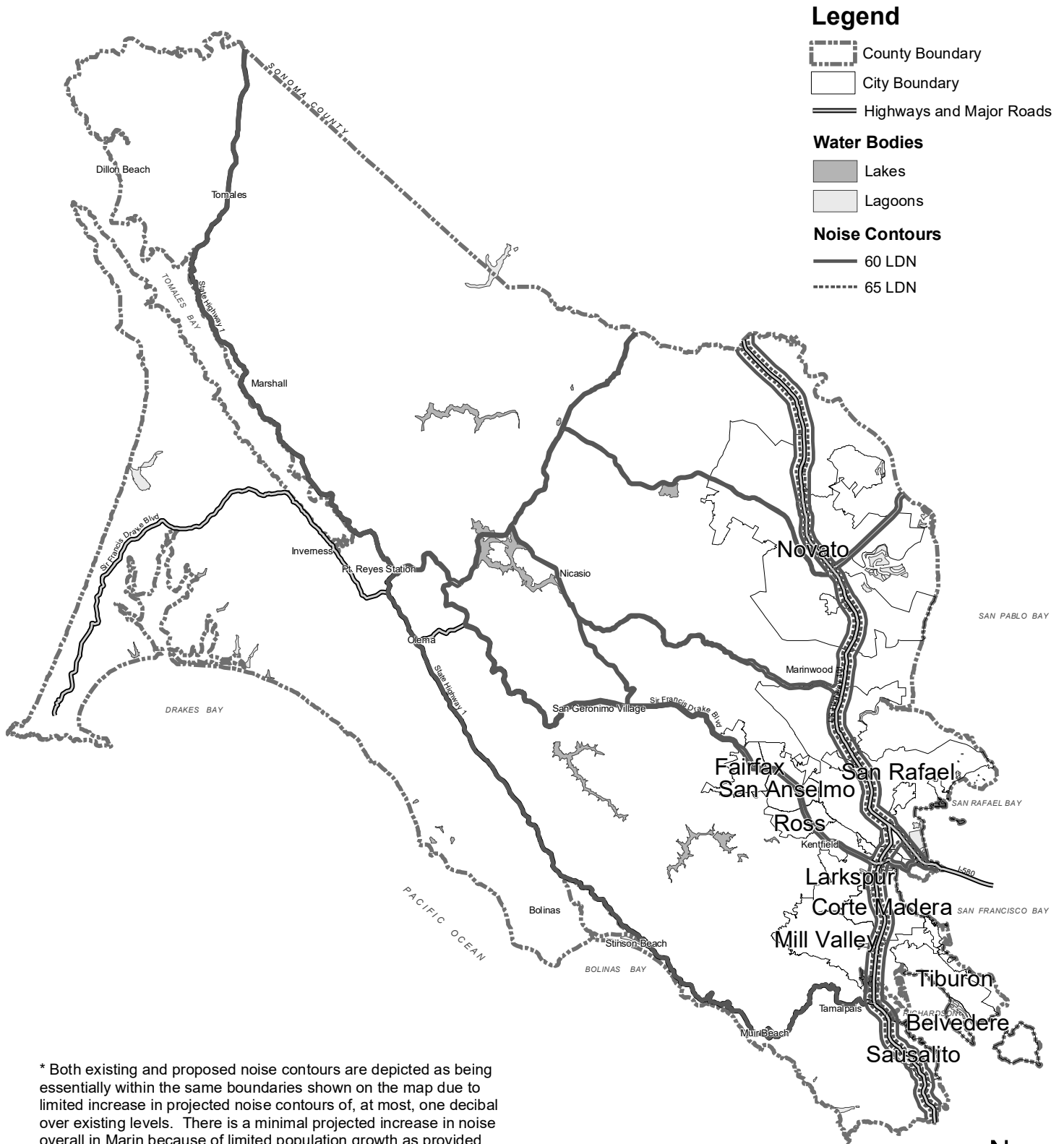
-  Lakes
-  Lagoons



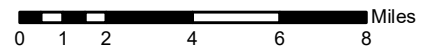
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MAP 3-12

EXISTING AND PROPOSED NOISE CONTOURS*



* Both existing and proposed noise contours are depicted as being essentially within the same boundaries shown on the map due to limited increase in projected noise contours of, at most, one decibal over existing levels. There is a minimal projected increase in noise overall in Marin because of limited population growth as provided in the Plan.



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BUILT ENVIRONMENT ELEMENT

- ◆ **Flights to and from the Oakland and San Francisco International airports produce maximum passby levels of noise** within a range of 45 to 70 dBA when planes fly over Tiburon, Bolinas, and Point Reyes. On an annual average basis, however, the noise levels at all these locations are far below the annual average 60 Ldn standard used to define land use compatibility. Overflight noise from commercial aircraft may be a source of annoyance in the quieter areas of the county.
- ◆ **Railroad operations and ground rapid transit facilities noise.** The Northwestern Pacific Railroad runs through the northeastern portion of the county. However, current railroad use does not generate noise in excess of annual average 60 Ldn beyond the rail line's right-of-way. The Sonoma-Marín Area Rail Transit District (SMART) is proposing to begin operation of a commuter rail project along the Northwestern Pacific Railroad right-of-way between Cloverdale and the Larkspur Ferry terminal, a distance of about 71 miles. It is anticipated that there will be five stations in Marin County and that trains will run every 30 minutes during the peak period. There would be approximately 12 to 16 trains per day. It is anticipated that rolling stock will be a state-of-the-art diesel multiple unit built in the United States. These trains are much quieter than standard diesel locomotives. The train under consideration by SMART has been measured to generate a maximum passby sound level of 76-80 dBA at a distance of 50 feet from the passby. This level is similar to the noise level generated by a medium truck passing by at a similar speed.

Based on the activity level projected in the operations plan, however, the annual average 60 Ldn contour would be located within the right-of-way, and thus projected noise levels from SMART trains would comply with the standard for land use compatibility.

- ◆ **Industrial noise.** No industrial plants within the unincorporated county are known or projected to generate noise above annual average 60 Ldn beyond the property line. Noise generated by the San Rafael Rock Quarry has been a source of complaints from neighboring residents. Recent noise studies have been conducted and additional analysis is also scheduled to occur.
- ◆ **Other noise sources.** There are a number of other noise sources in the county, none of which is known to generate an annual average Ldn of greater than 60 dBA off-site. These include such noise sources as localized agricultural activities, dog kennels, and home maintenance activities.



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Figure 3-42 Roadway Noise Comparison, 1987 and 2001

Site Locations ¹	Present Land Use	Topography	Noise Source	Ldn Measured in 1987	Ldn Measured in 2001	Ldn Measured in 2005
LTR-1: Hwy 37 at Atherton Rd.	Industrial, Commercial	Flat/Surrounded by Hills	Hwy 37 Railroad	71	71	73
LT2: St. Vincent's Rd.	Agricultural, Residential, Institutional	Flat/Hills to the North	Hwy 101	56	62 ¹	63
LT3: Sir Francis Drake Blvd. near Woodacre	Residential, Commercial	Valley	Sir Francis Drake Blvd.	71	71 (August) 72 (December)	73
LT4: Petaluma Point Reyes Road South of Novato Blvd.	Agricultural, Commercial	Valley	Pt. Reyes/Petaluma Rd.	67	67	68
LT5: Hwy 1 South of Point Reyes Station	Residential, Commercial	Flat/Hills	Hwy 1	62	65	62
LT6: Flea Market(87) / Shopping Center(01) Parking Lot off Hwy 101 in South Marin Co.	Commercial	Flat	Hwy 101	75	76	76
LT7: Lucas Valley Rd.	Residential, Commercial	Valley	Lucas Valley Rd.	Site not measured in 1987	70	72
LT8: Hwy 1 North of Stinson Beach	Residential, Commercial	Inlet	Hwy 1	Site not measured in 1987	60	61
LT9: Novato Blvd. Near Stafford Lake	Recreational, Residential	Hills	Novato Blvd.	Site not measured in 1987	64	65
LT10: Hwy 101 at Atherton Ave. Exit	Residential, Commercial, Recreational	Flat	Hwy 101 Frontage Rd.	Site not measured in 1987	70	69

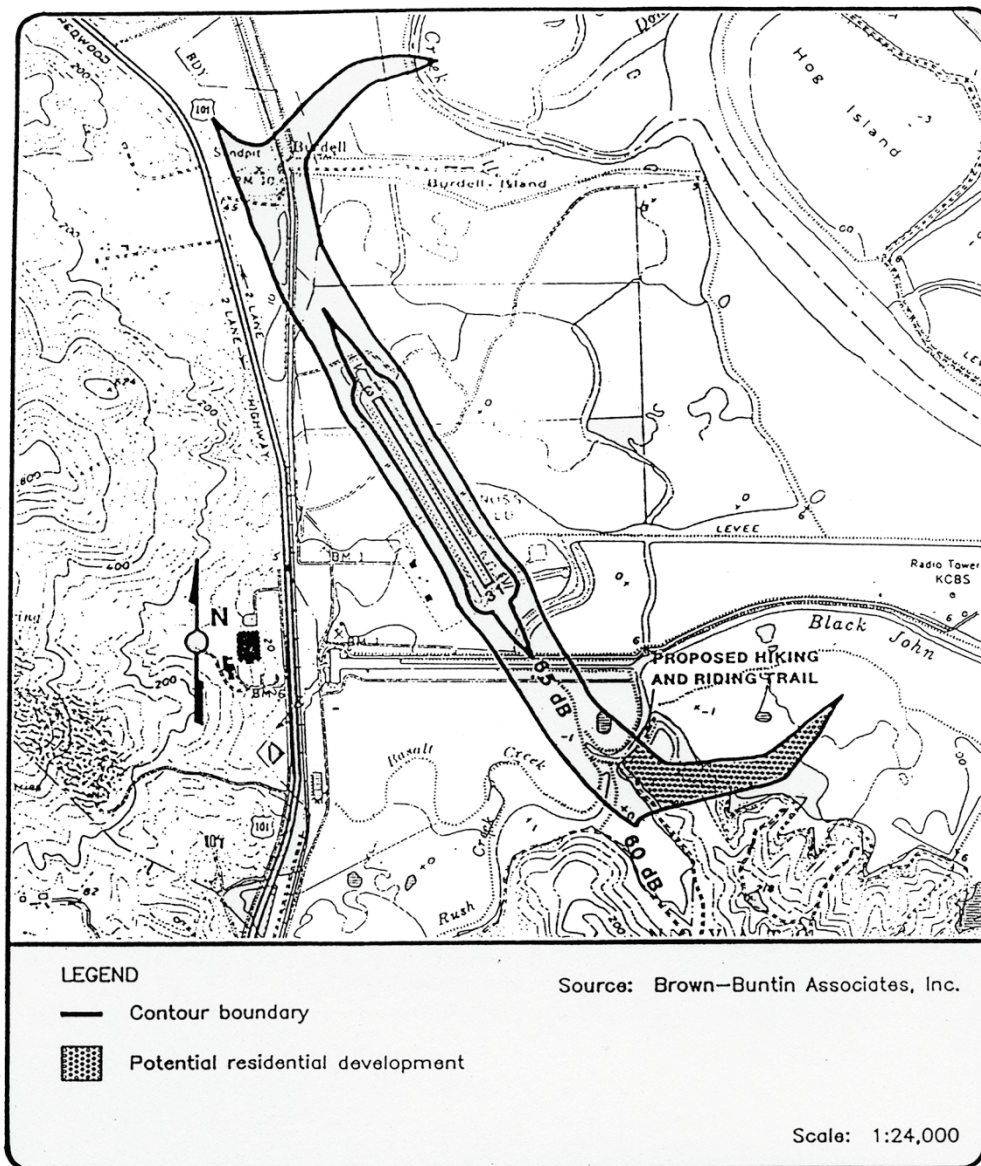
¹LTR-1, LT3, LT4, LT5, and LT6 are sites measured in 1987; the exact location of LT2 could not be repeated in 2001.

Source: 2002 Marin County Community Development Agency.



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Map 3-13. Existing Noise Contours for the Airport at Gross Field

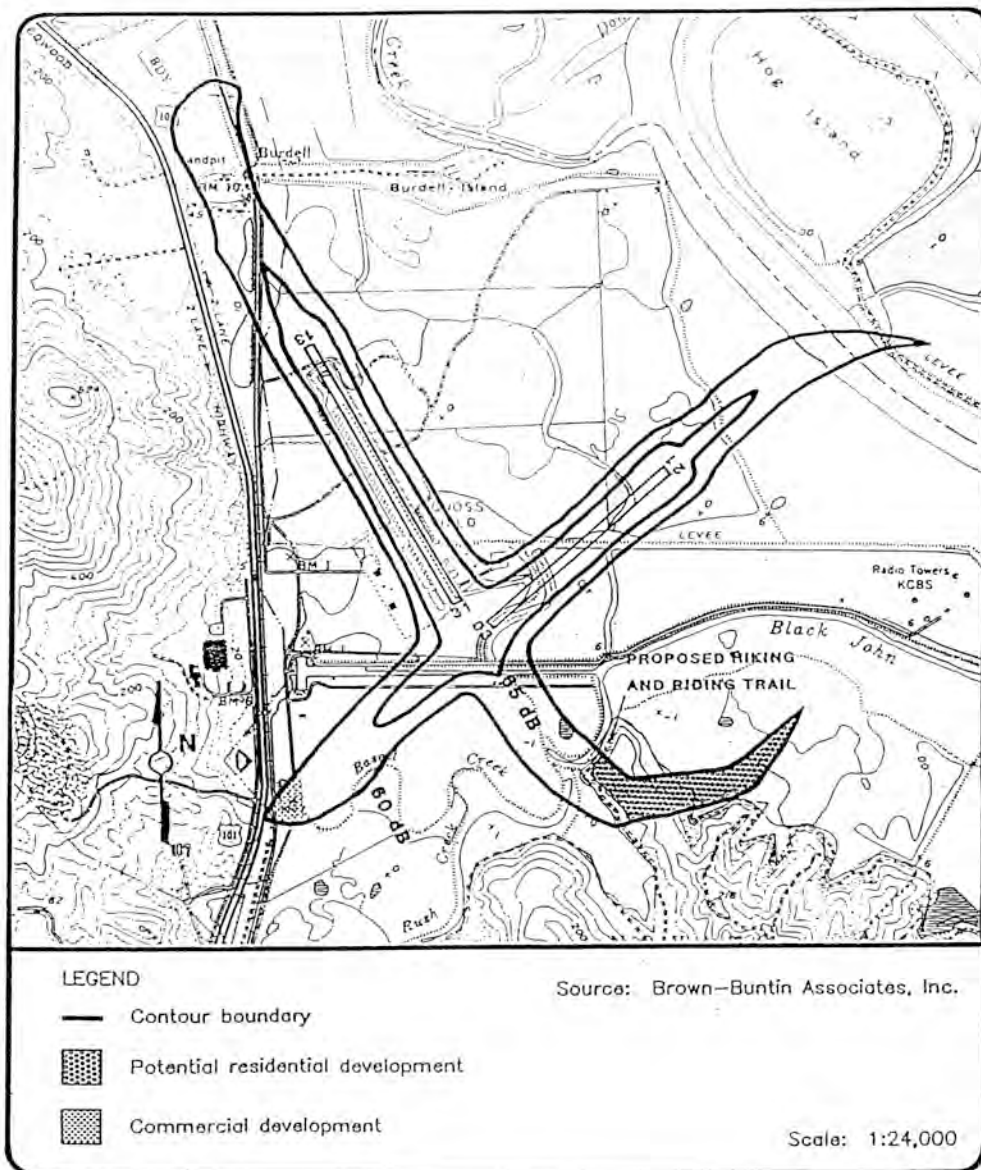


Source: Cortright & Seibold, confirmed 2005.
 (Draft EIR/Environmental Assessment: Marin County [Gross Field] Airport, p. 6.41)



MARIN COUNTYWIDE PLAN

Map 3-14. Projected Future Noise Contours for the Airport at Gnos Field

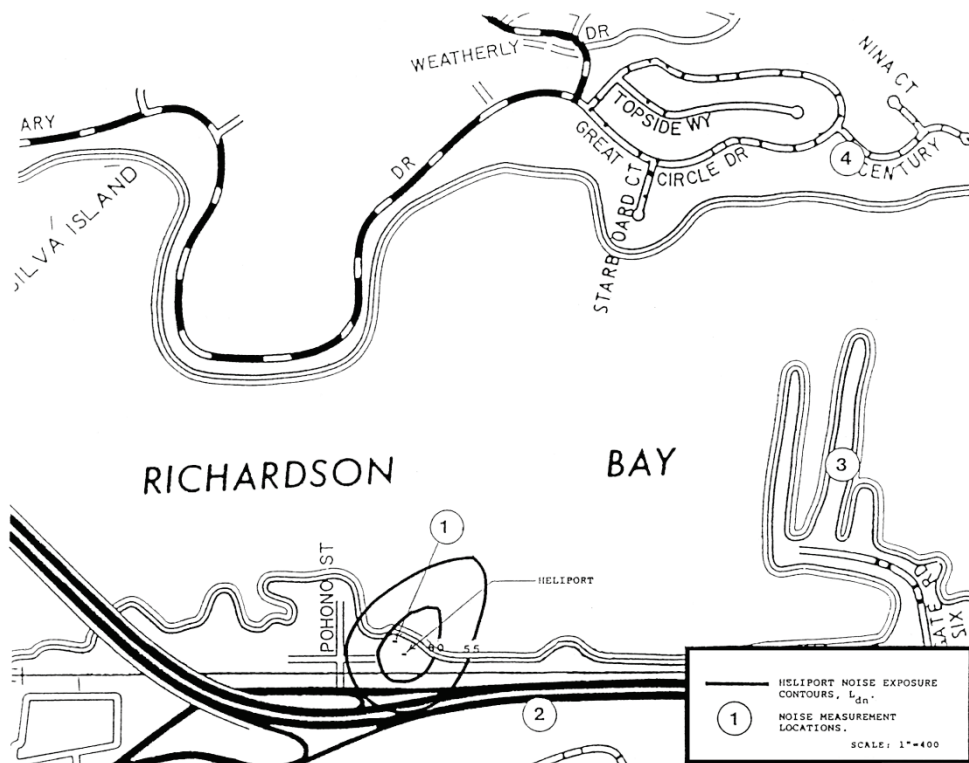


Source: Cortright & Seibold, confirmed 2005.
(Draft EIR//Environmental Assessment: Marin County [Gnos Field] Airport, p. 6.42.)



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Map 3-15. Existing Noise Contours for the Richardson Bay Heliport



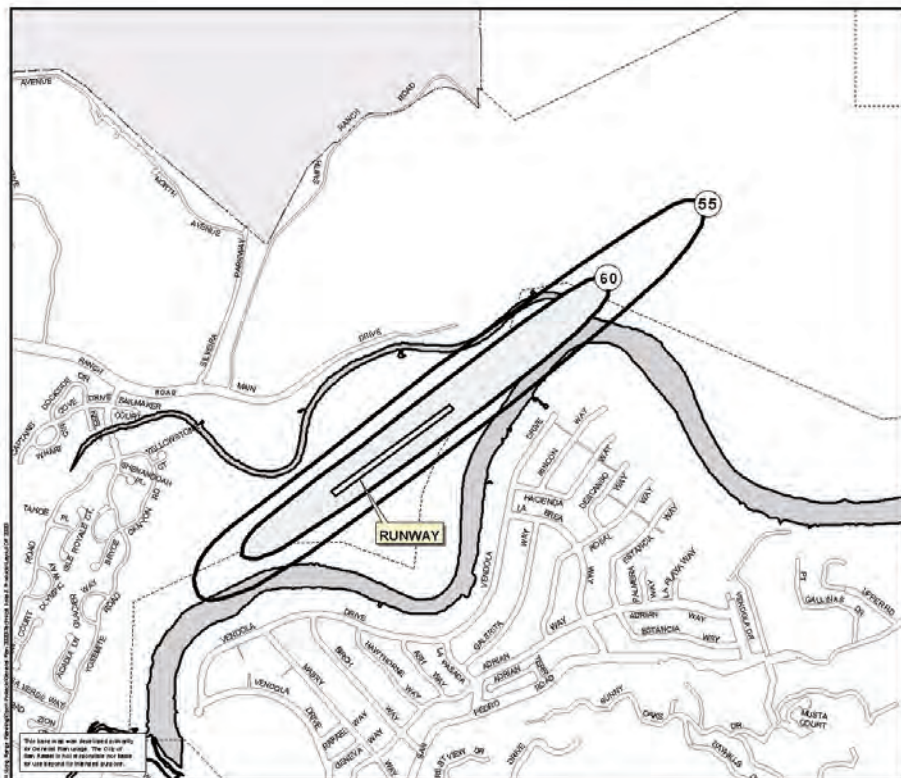
Source: Illingworth & Rodkin, confirmed 2005.

(Preparation of General Plan Noise Exposure Contours for the Commercial Heliport Located in Richardson Bay in Marin County, p. 8.)



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Map 3-16 San Rafael Airport Noise Contours

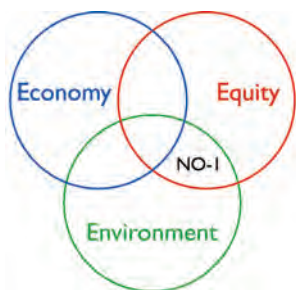


Source: City of San Rafael.

Note: Noise contours reflect conditions as of 2003.

What Are the Desired Outcomes?

GOAL NO-1



Protection from Excessive Noise. Ensure that new land uses, transportation activities, and construction do not create noise levels that impair human health or quality of life.

Policies

NO-1.1 Limit Noise from New Development. Direct the siting, design, and insulation of new development to ensure that acceptable noise levels are not exceeded.

NO-1.2 Minimize Transportation Noise. Ensure that transportation activities do not generate noise beyond acceptable levels, including in open space, wilderness, wildlife habitat, and wetland areas.



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- NO-1.3** **Regulate Noise Generating Activities.** Require measures to minimize noise exposure to neighboring properties, open space, and wildlife habitat from construction-related activities, yard maintenance equipment, and other noise sources, such as amplified music.
- NO-1.4** **Limit Sound Walls Along Highway 101.** Promote best available noise reduction technologies and alternatives to sound walls to mitigate noise along Highway 101.

Why is this important?

Planning to avoid noise is important for the well-being of people and animals. Reducing transportation noise to acceptable levels will be critical to siting housing near public transit.

Environment: Noise can impact local habitat in a natural setting by driving away key species that are part of the broader local ecosystem.

Equity: Noise can cause stress, disrupt sleep and other important activities, and cause health problems and auditory system damage. Enforcing uniform standards that comply with State-adopted guidelines for acceptable noise levels ensures that people in the county are protected from unwanted and excessive noise and have the opportunity to live, work, and rest in a healthy environment.

How will results be achieved?

Implementing Programs

- NO-1.a** **Enforce Allowable Noise Levels.** Through CEQA and County discretionary review, require new development to comply with allowable noise levels.

The Acceptable Noise Levels in Figure 3-41 shall be used as a guide for determining the appropriate type of new development in relation to its ambient noise environment. Figure 3-41 applies primarily to proposed development exposed to transportation generated noise and to existing development exposed to increases in transportation generated noise due to proposed development. The standards in Figure 3-41 shall also be used to determine allowable noise levels for commercial, industrial, agricultural, or other less-noise-sensitive land uses exposed to stationary source noise generated by new development.

The Benchmarks for Allowable Noise Exposure from Stationary Noise Sources in Figure 3-43 shall be used as a guide for establishing allowable noise levels produced by stationary noise sources. These standards shall apply to new residential projects and other noise-sensitive land uses proposed near stationary noise sources. The standards shall also apply to new stationary noise-generating development proposed near existing residential or other noise-sensitive land uses.

It should be noted that the standards in Figures 3-41 and 3-43 are for purposes of planning and siting land uses. The standards are not a noise ordinance and are not to be used to achieve the same objectives as a noise ordinance. The standards are not to



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be used for regulating existing noise sources or enforcement concerning noise problems.

Figure 3-43 Benchmarks for Allowable Noise Exposure from Stationary Noise Sources

	Daytime (7 A.M. to 10 P.M.)	Nighttime (10 P.M. to 7 A.M.)
Hourly L_{eq} , dB	50	45
Maximum Level, dB	70	65
Maximum Level, dB (Impulsive Noise)	65	60

L_{eq} ("Equivalent Sound Pressure Level") is the constant sound energy that would produce the same noise level as actual sources that are fluctuating during the specified time period (one hour).

Guidelines for use of Figure 3-43:

1. The measurements are made at the property line of the receiving land use. The effectiveness of noise mitigation measures should be determined by applying the standards on the receptor side of noise barriers or other property line noise mitigation measures.
2. The nighttime standards apply only when the receiving land use operates or is occupied during nighttime hours.
3. Sound-level measurements to determine maximum level noise shall be made with "slow" meter response.
4. Sound-level measurements for impulsive noise sources shall be made with "fast" meter response. Impulsive noises are defined as those that have sharp, loud peaks in decibel levels but that quickly disappear. Examples include a dog's bark, a hammer's bang, and noise with speech or music content.
5. The allowable noise level standard shall be raised to the ambient noise level in areas where the ambient level already exceeds the standards shown in this table. For example, if the neighborhood already experiences daytime hourly noise levels of 60 dBA as an ambient condition, the noise level standard shall be raised to 60 dBA.
6. The allowable noise level shall be reduced 5 dB if the ambient hourly L_{eq} is at least 10 dB lower than the noise-level standard shown in this table. For example, if the neighborhood experiences daytime hourly noise levels of 40 dBA as an ambient condition, the noise level standard shall be lowered to 45 dBA.

NO-1.b *Comply with Acceptable Noise Levels.* Require discretionary permits for residential and other noise-sensitive land uses proposed near noise sources that may exceed acceptable noise levels and/or benchmarks to provide acoustical analyses; and, if necessary, commit to measures to comply with the applicable standards set out in Program NO-1.a. Amend the Development Code to include these requirements.

NO-1.c *Require Project-Specific Noise Mitigation.* Require all development to mitigate its noise impacts where the project would

- ◆ raise the L_{dn} by more than 5 dBA;



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- ◆ raise the Ldn by more than 3 dBA and exceed the Normally Acceptable standard; or
- ◆ raise the Ldn by more than 3 dBA and the Normally Acceptable standard is already exceeded.

- NO-1.d ***Set Additional Limits for Housing.*** Amend the Development Code to require the following maximum noise levels for all new residential units:
- ◆ Exterior – 60 dBA Ldn
 - ◆ Interior – 45 dBA Ldn
- NO-1.e ***Coordinate with Public Agencies.*** Work with local, regional, State, and federal agencies to address existing and potential noise impacts, such as vehicle tire sound production and aircraft overflight, and to determine appropriate mitigation measures necessary to meet Acceptable Noise Levels.
- NO-1.f ***Review Projects Near Gness Field.*** Review development proposals within the two-mile referral area of Gness Field for consistency with the noise criteria set forth in the Countywide Plan and the adopted Airport Land Use Plan.
- NO-1.g ***Plan for New Helipad.*** Require any proposed helipad to provide site-specific environmental review, including detailed noise and safety impact analyses and mitigation, prior to consideration.
- NO-1.h ***Anticipate Additional Rail Noise.*** Once the Sonoma-Marín Area Rail Transit District (SMART) selects a vehicle and evaluates the environmental impacts of proposed regional rail service, including noise impacts, update the Noise Section of the Countywide Plan to include a map showing noise contours along the railroad tracks, and work with SMART to determine appropriate mitigation measures necessary to meet acceptable noise levels.
- NO-1.i ***Regulate Noise Sources.*** Sections 6.70.030(5) and 6.70.040 of the Marin County Code establish allowable hours of operation for construction-related activities. As a condition of permit approval for projects generating significant construction noise impacts during the construction phase, construction management for any project shall develop a construction noise reduction plan and designate a disturbance coordinator at the construction site to implement the provisions of the plan.
- NO-1.j ***Consider Regulating Outdoor Amplified Music and Equipment.*** Evaluate the feasibility of adopting an ordinance regulating the type and time of use of outdoor amplified music and/or motorized outdoor equipment such as leaf blowers, generators, lawn mowers, trimmers, chain saws, and other gas-powered tools (special consideration shall be given to homeowners who perform their own work).
- NO-1.k ***Minimize Noise Impacts from Temporary Land Uses.*** Amend the Development Code to include standards for temporary land uses, such as fairs or exhibits, that require



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mitigation of noise impacts on surrounding areas in conformance with State and County noise level guidelines for nearby land uses.

NO-1.1 ***Enforce Personal Watercraft Ban.*** Continue to enforce the ban on personal watercraft in areas where such vessels have been prohibited.

NO-1.m ***Limit Sound Walls.*** Encourage Caltrans to consider utilizing alternatives to sound walls along Highway 101, such as landscaped berms, sloped walls, and other best technology. Amend the Development Code to include standards for construction of non-sound-wall noise mitigation structures. Consider the impacts of reflected noise resulting from sound wall installation.



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Figure 3-44 Relationships of Goals to Guiding Principles

This figure illustrates the relationships of the goal in this section to the Guiding Principles.

Goal	Guiding Principles											
NO-1 Protection from Excessive Noise	1. Link equity, economy, and the environment locally, regionally, and globally.	2. Minimize the use of finite resources and use all resources efficiently and effectively.	3. Reduce the use and minimize the release of hazardous materials.	4. Reduce greenhouse gas emissions that contribute to global warming.	5. Preserve our natural assets.	6. Protect our agricultural assets.	7. Provide efficient and effective transportation.	8. Supply housing affordable to the full range of our workforce and diverse community.	9. Foster businesses that create economic, environmental, and social benefits.	10. Educate and prepare our workforce and residents.	11. Cultivate ethnic, cultural, and socioeconomic diversity.	12. Support public health, safety, and social justice.
			•		•							•



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How Will Success Be Measured?

Indicator Monitoring

Nonbinding indicators, benchmarks, and targets.¹ will help to measure and evaluate progress. This process will also provide a context in which to consider the need for new or revised implementation measures.

Indicator	Benchmark	Target
Roadway noise levels at sites identified in Countywide Plan.	See CWP Roadway Noise Comparison dataset.	Increase no more than 2 decibels at identified sites through 2020.

¹Many factors beyond Marin County government control, including adequate funding and staff resources, may affect the estimated time frame for achieving targets and program implementation.



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Program Implementation

The following table summarizes responsibilities, potential funding priorities, and estimated time frames for proposed implementation programs. Program implementation within the estimated time frame.¹ will be dependent upon the availability of adequate funding and staff resources.

**Figure 3-45
Noise Program Implementation**

Program	Responsibility	Potential Funding	Priority	Time Frame
NO-1.a - Enforce Allowable Noise Levels.	CDA, Sheriff	Existing budget	Medium	Ongoing
NO-1.b - Comply with Acceptable Noise Levels.	CDA	Existing budget	Medium	Short term
NO-1.c - Require Project-Specific Noise Mitigation.	CDA	Existing budget	High	Ongoing
NO-1.d - Set Additional Limits for Housing.	CDA	Existing budget and may require additional grants or revenue. ²	Medium	Short term
NO-1.e - Coordinate with Public Agencies.	CDA	Existing budget	Medium	Ongoing
NO-1.f - Review Projects Near Gness Field.	CDA	Existing budget	High	Ongoing
NO-1.g - Plan for New Helipad.	CDA	Existing budget	High	Ongoing
NO-1.h - Anticipate Additional Rail Noise.	CDA, SMART	Existing budget	High	Long term
NO-1.i - Regulate Noise Sources.	CDA	Existing budget	Medium	Immediate
NO-1.j - Consider Regulating Outdoor Amplified Music and Equipment.	CDA	Will require additional grants or revenue ²	Medium	Long term
NO-1.k - Minimize Noise Impacts from Temporary Land Uses.	CDA	Existing budget	Medium	Short term

¹ Time frames include: Immediate (0-1 years); Short term (1-4 years); Med. term (4-7 years); Long term (over 7 years); and Ongoing (existing programs already in progress whose implementation is expected to continue into the foreseeable future).

² Completion of this task is dependent on acquiring additional funding. Consequently, funding availability could lengthen or shorten the time frame and ultimate implementation of this program.



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Program	Responsibility	Potential Funding	Priority	Time Frame
NO-1.l - Enforce Personal Watercraft Ban.	Sheriff	Existing budget and may require additional grants or revenue ²	Medium	Ongoing
NO-1.m - Limit Sound Walls.	CDA, Caltrans, TAM	Existing budget	Medium	Ongoing/ short term



BUILT ENVIRONMENT ELEMENT



Recycling center.

3.11 Public Facilities and Services

Background

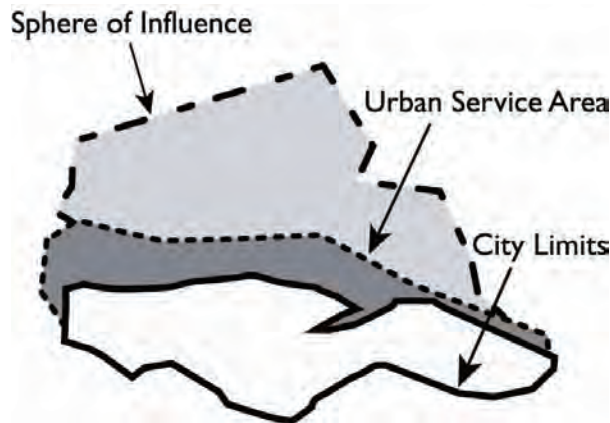
Public services are essential to support our existing communities. Because certain services may be more readily available in incorporated areas, many policies and programs in this and other sections of the Countywide Plan direct major construction activity toward the City-Centered Corridor and within incorporated cities and towns. Indeed, many unincorporated areas of the county could also be efficiently served by a city.



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The Local Agency Formation Commission (LAFCO) establishes a sphere of influence (SOI) for each city – its probable boundary and service area. Within each SOI is an urban service area, which is designated by LAFCO for each jurisdiction, where development can best be accommodated over the next 5 to 10 years. Development proposals in urban service areas are reviewed by both the affected city or town and the County, and unincorporated land within an urban service area may be annexed to the city at the time of development. Maps 3-17 through 3-30 locate each city’s SOI, urban service area, and public buildings. Figure 3-46 (see the Introduction, “Technical Background Reports and Other Supporting Documents”) lists special districts in Marin and their purposes.

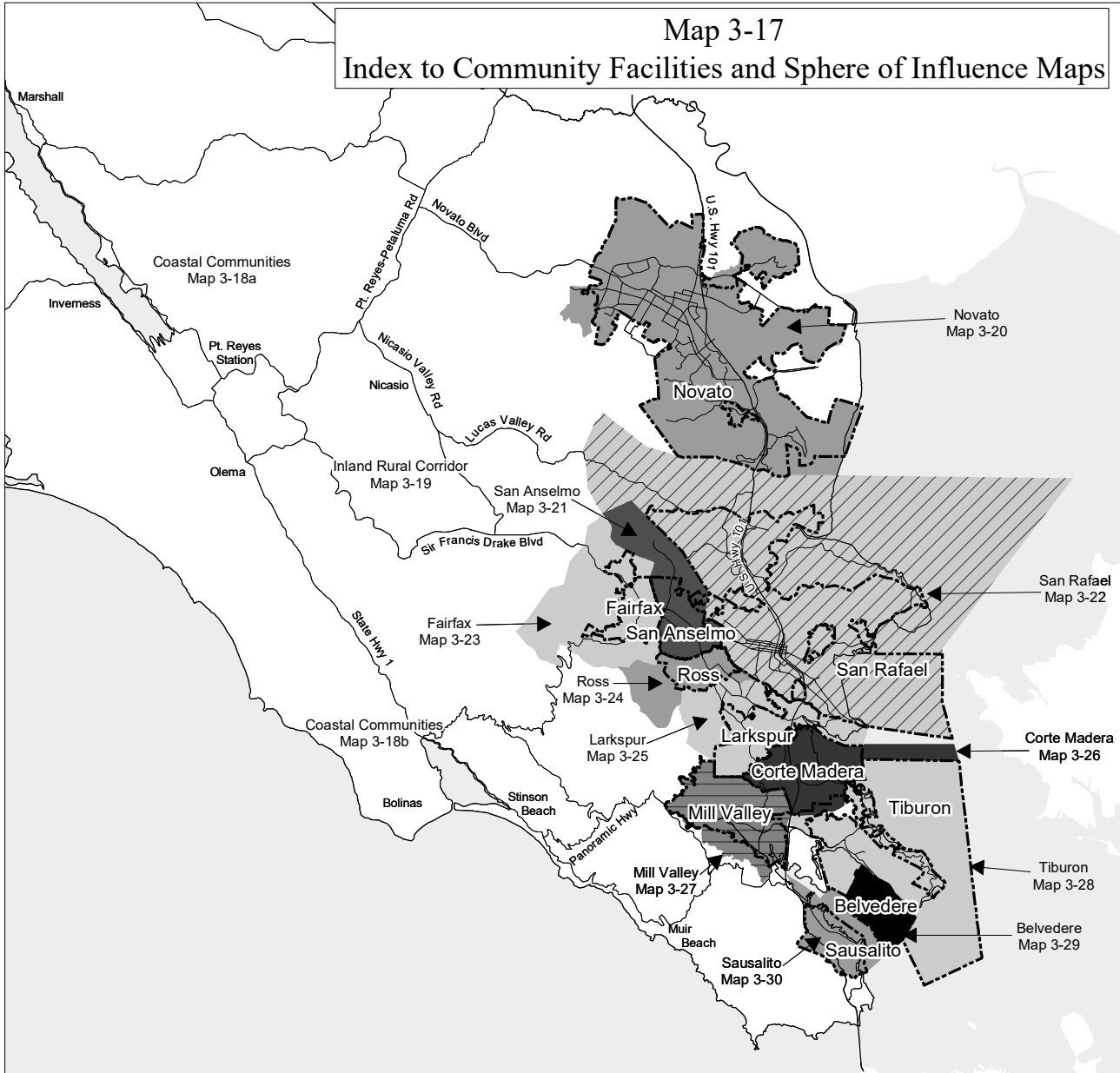
Figure 3-46 Urban Service Area Concept



Because water is essential for our communities, our agricultural systems, and our environment, unsustainable patterns of development and water use will not be supported. A more dependable local supply of water can be achieved through a combination of recycled water, groundwater recharge, and less dependence on imported sources of water. This requires reuse, increased catchment and storage, watershed protection, improving groundwater recharge and conservation efforts, and maintaining high water quality.

The Marin Municipal Water District (MMWD) and North Marin Water District (NMWD) provide water to urban areas. Several small community water districts serve rural areas in West Marin. Three-fourths of MMWD supply comes from the local watershed and is stored in reservoirs. The remaining water comes via pipeline from the Russian River in Sonoma County. MMWD conducted a one-year desalination pilot project to evaluate the potential of water drawn from San Francisco Bay as an additional water source. NMWD water comes from Stafford Lake west of Novato and from the Russian River. Marin groundwater supplies are limited due to the presence of underlying bedrock and to saltwater intrusion in the few significant alluvial basins. Most agricultural operations in the county rely on impoundments, springs, and potable well water. The land use pattern proposed for this Plan update is to shift some future dwelling units from environmentally sensitive lands, which are often on septic and/or use well water, to locations within the City-Centered Corridor where public water and sewer

Map 3-17 Index to Community Facilities and Sphere of Influence Maps



LEGEND

City/Town Limits

Sphere of Influence Areas (SOI)

- Belvedere SOI
- Corte Madera SOI
- Fairfax SOI
- Larkspur SOI
- Mill Valley SOI
- Novato SOI
- Ross SOI
- San Anselmo SOI
- San Rafael SOI
- Sausalito SOI
- Tiburon SOI



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Marin County Community
Development Agency

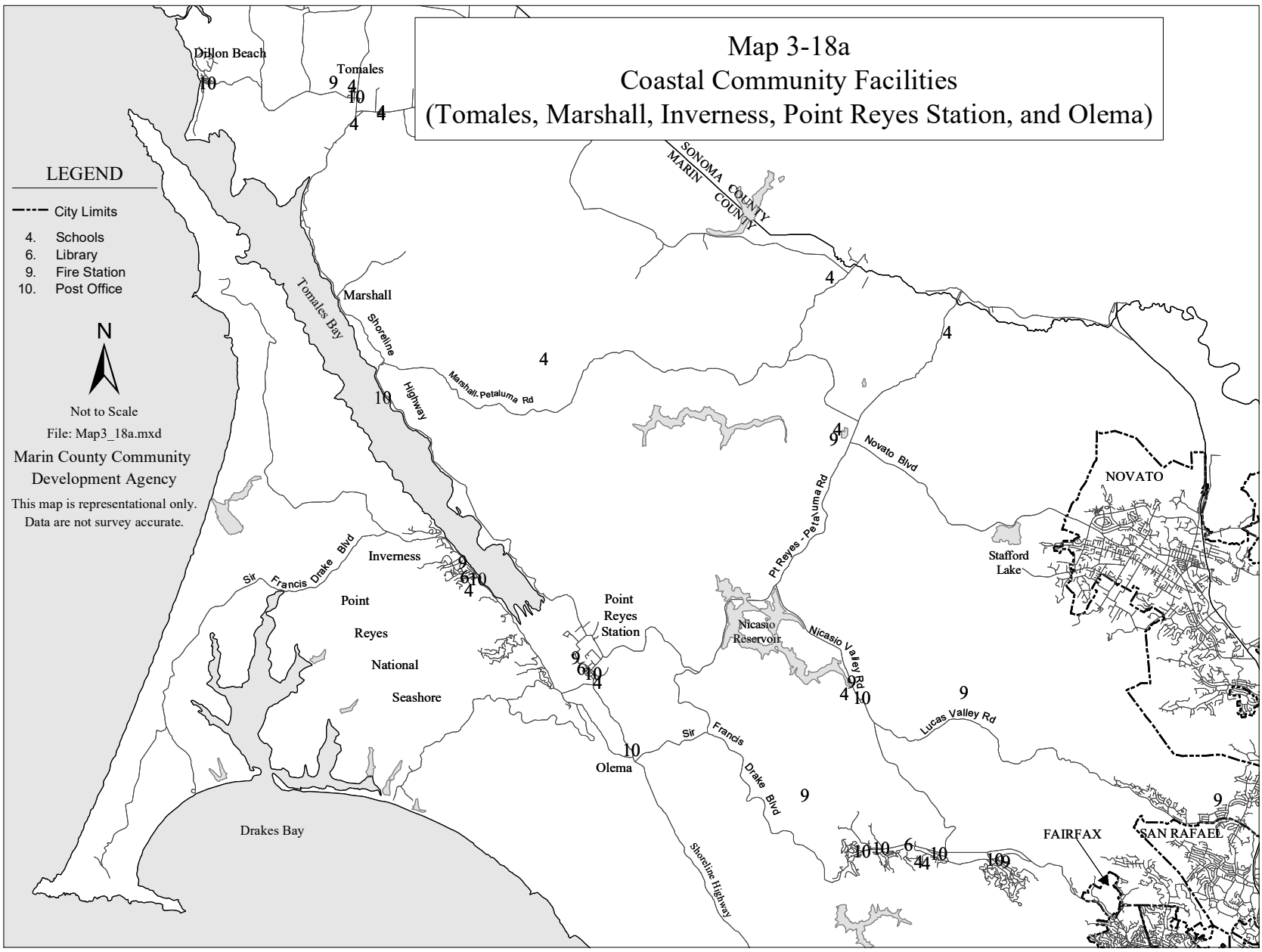
This map is representational only.
Data are not survey accurate.

Map 3-18a Coastal Community Facilities (Tomales, Marshall, Inverness, Point Reyes Station, and Olema)

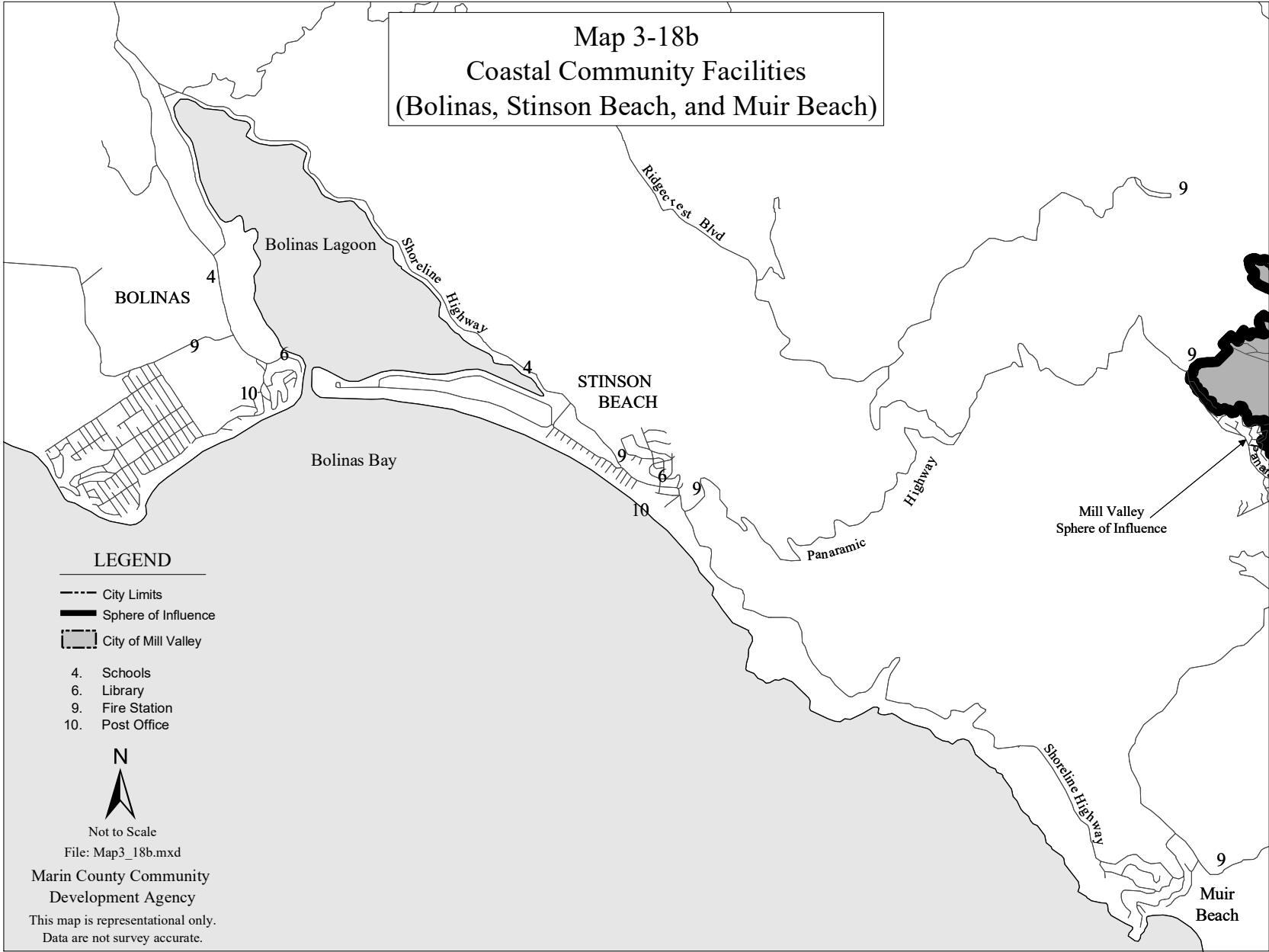
- LEGEND**
- City Limits
 - 4. Schools
 - 6. Library
 - 9. Fire Station
 - 10. Post Office



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 Marin County Community
 Development Agency
 This map is representational only.
 Data are not survey accurate.



**Map 3-18b
Coastal Community Facilities
(Bolinas, Stinson Beach, and Muir Beach)**

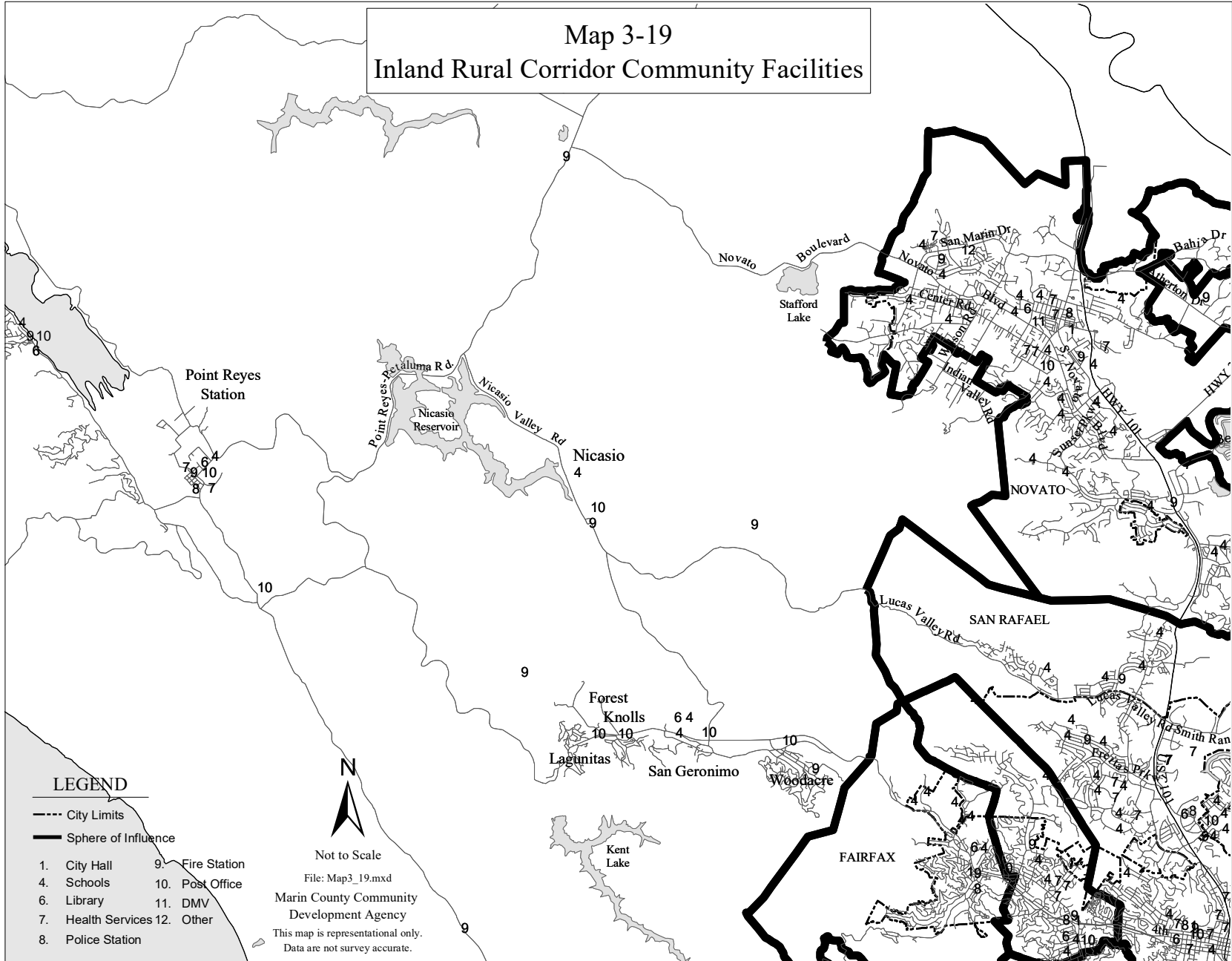


- LEGEND**
- City Limits
 - Sphere of Influence
 - ▭ City of Mill Valley
 - 4. Schools
 - 6. Library
 - 9. Fire Station
 - 10. Post Office



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 Marin County Community
 Development Agency
 This map is representational only.
 Data are not survey accurate.

Map 3-19 Inland Rural Corridor Community Facilities



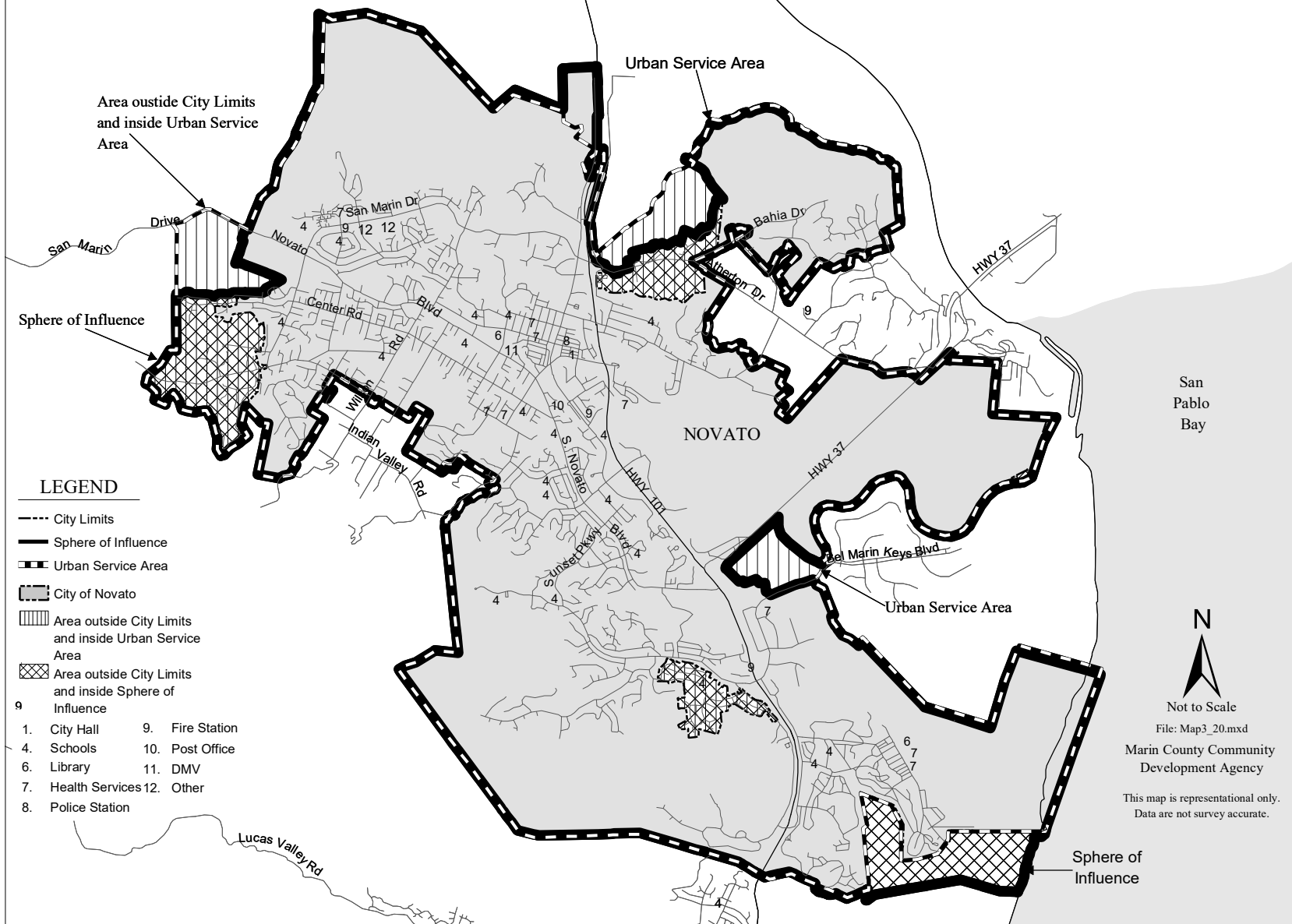
LEGEND

- City Limits
 - Sphere of Influence
- | | |
|--------------------|-----------------|
| 1. City Hall | 9. Fire Station |
| 4. Schools | 10. Post Office |
| 6. Library | 11. DMV |
| 7. Health Services | 12. Other |
| 8. Police Station | |



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 Marin County Community
 Development Agency
 This map is representational only.
 Data are not survey accurate.

Map 3-20 Novato Community Facilities and Sphere of Influence



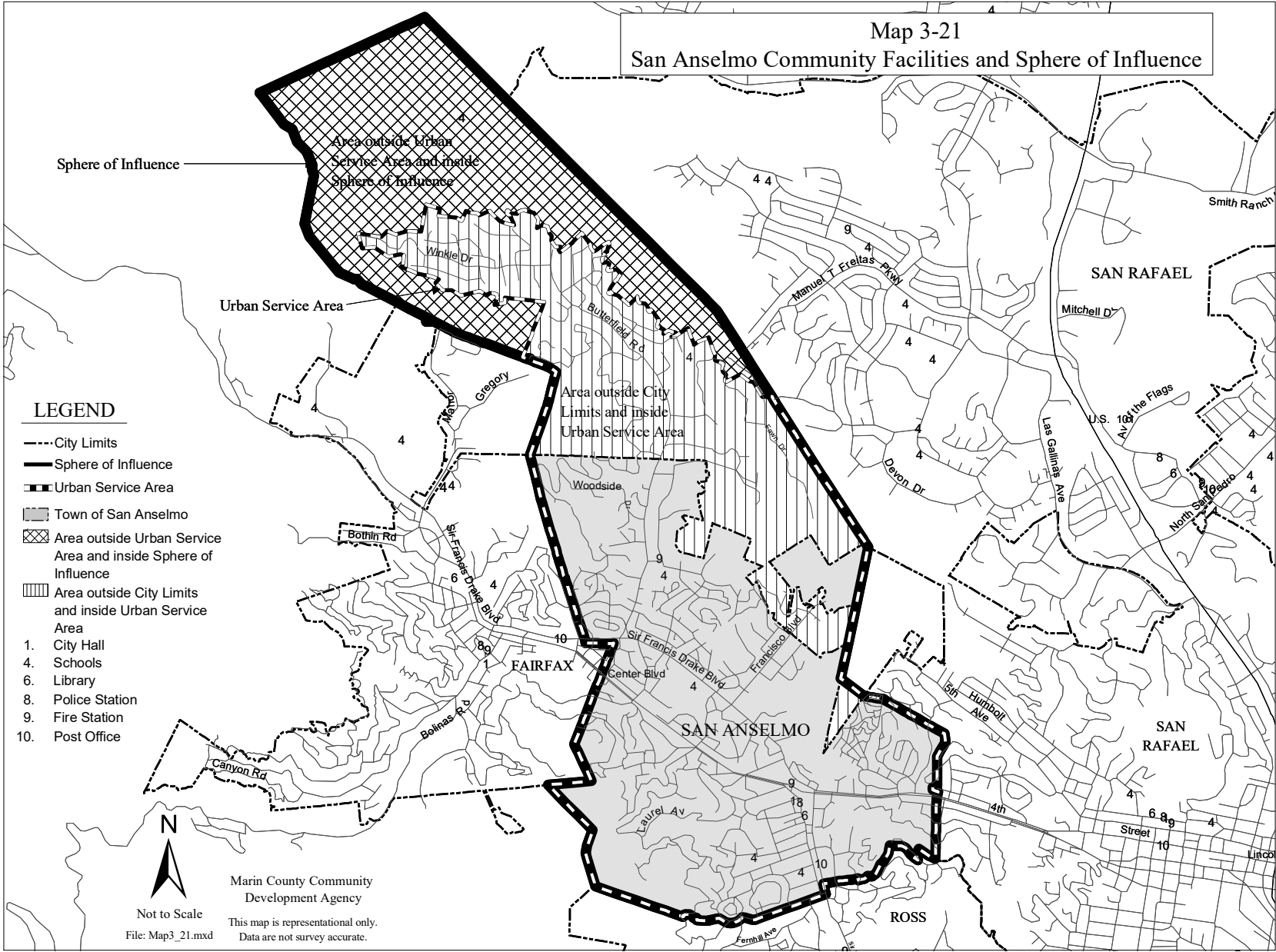
LEGEND

- City Limits
 - Sphere of Influence
 - - - Urban Service Area
 - ▒ City of Novato
 - ▤ Area outside City Limits and inside Urban Service Area
 - ▩ Area outside City Limits and inside Sphere of Influence
- | | | |
|---|--------------------|-----------------|
| 9 | 1. City Hall | 9. Fire Station |
| 4 | 4. Schools | 10. Post Office |
| 6 | 6. Library | 11. DMV |
| 7 | 7. Health Services | 12. Other |
| 8 | 8. Police Station | |

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Marin County Community
Development Agency
This map is representational only.
Data are not survey accurate.

Map 3-21
San Anselmo Community Facilities and Sphere of Influence



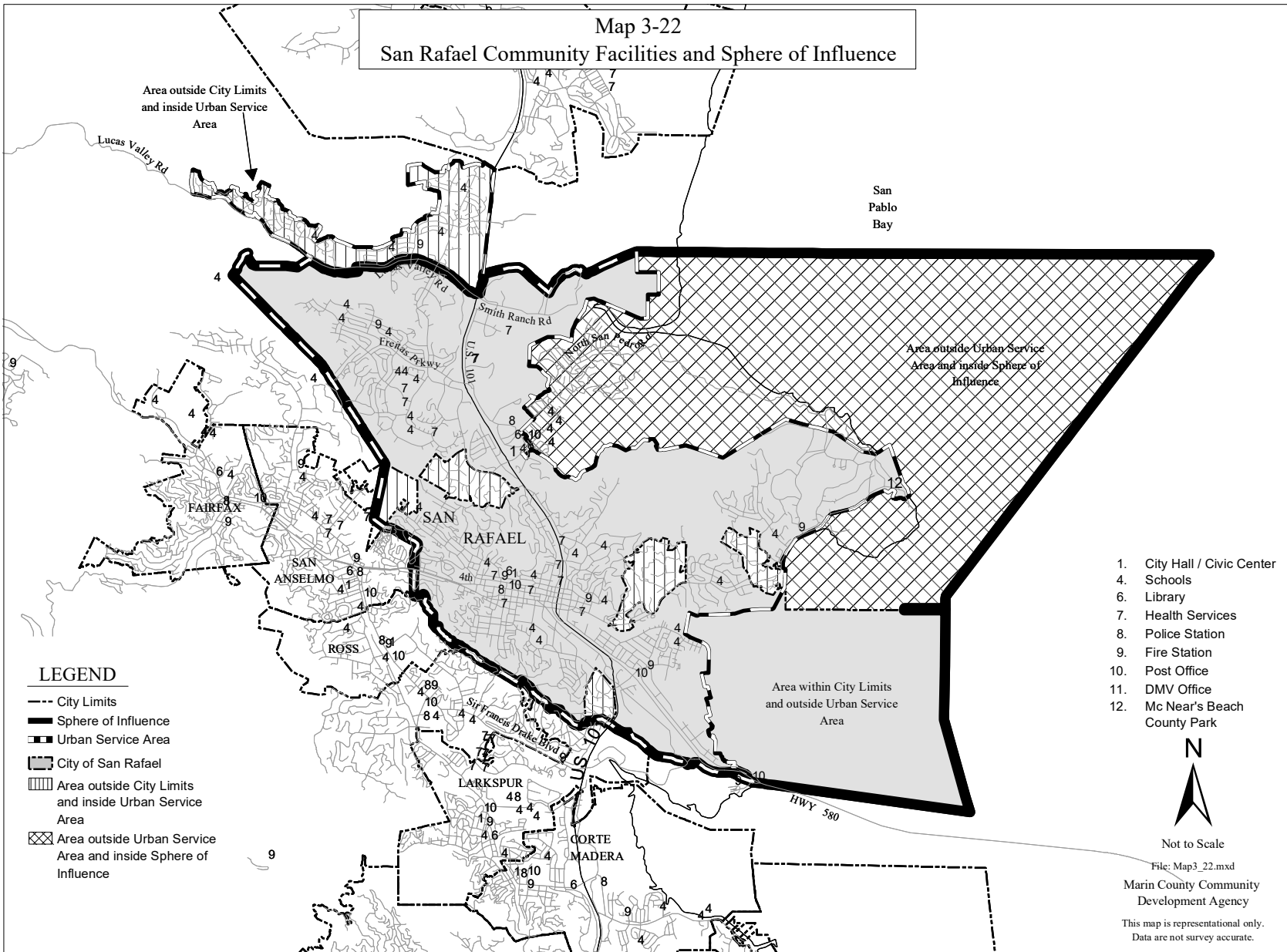
LEGEND

- City Limits
- Sphere of Influence
- ▨ Urban Service Area
- ▩ Town of San Anselmo
- ▤ Area outside Urban Service Area and inside Sphere of Influence
- ▥ Area outside City Limits and inside Urban Service Area
- 1. City Hall
- 4. Schools
- 6. Library
- 8. Police Station
- 9. Fire Station
- 10. Post Office

N
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Marin County Community Development Agency
This map is representational only. Data are not survey accurate.

Map 3-22
 San Rafael Community Facilities and Sphere of Influence



LEGEND

- City Limits
- Sphere of Influence
- ▨ Urban Service Area
- ▩ City of San Rafael
- ▤ Area outside City Limits and inside Urban Service Area
- ▧ Area outside Urban Service Area and inside Sphere of Influence

- 1. City Hall / Civic Center
- 4. Schools
- 6. Library
- 7. Health Services
- 8. Police Station
- 9. Fire Station
- 10. Post Office
- 11. DMV Office
- 12. Mc Near's Beach County Park

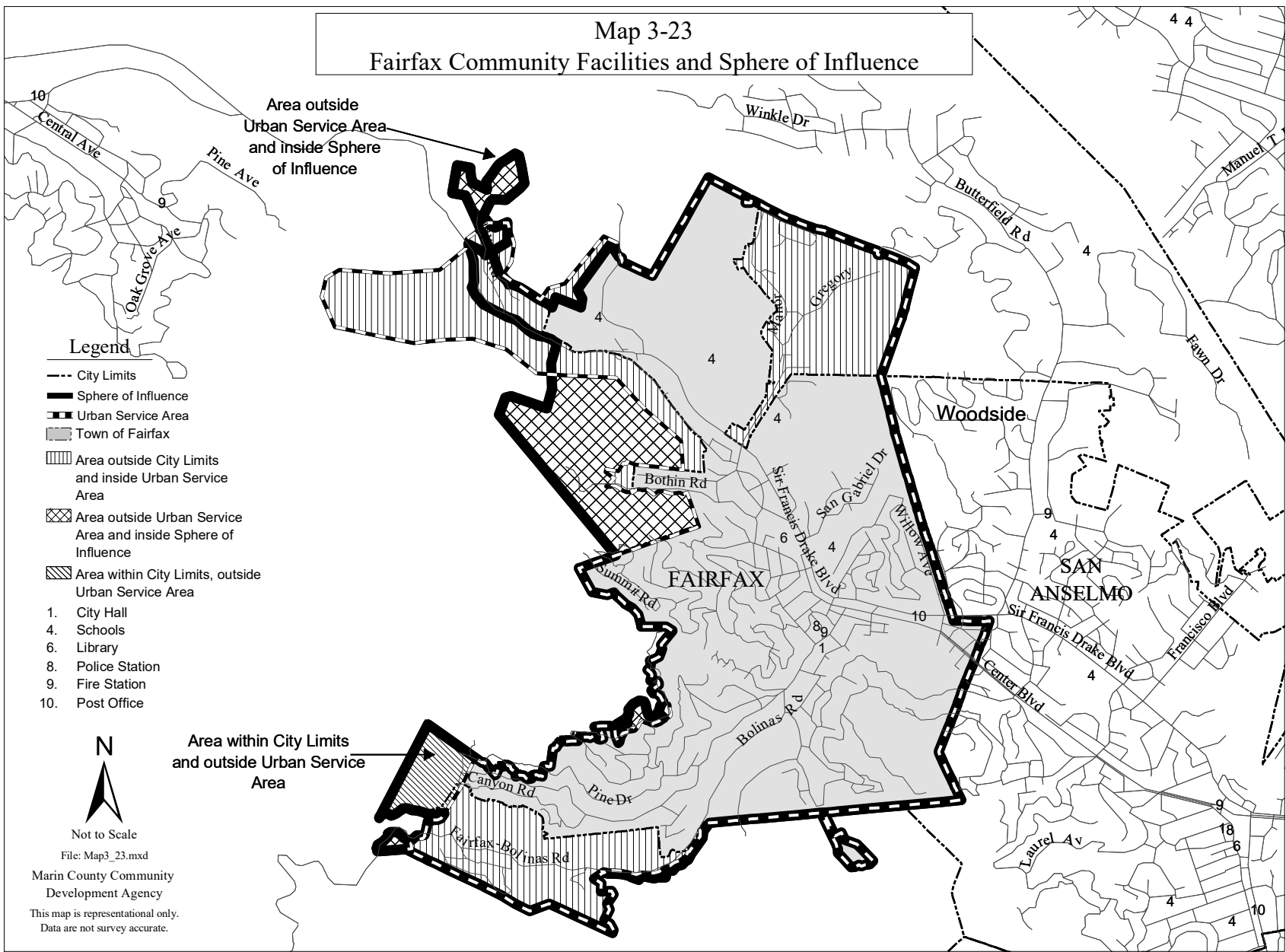


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 Marin County Community Development Agency

This map is representational only.
 Data are not survey accurate.

Map 3-23 Fairfax Community Facilities and Sphere of Influence



Legend

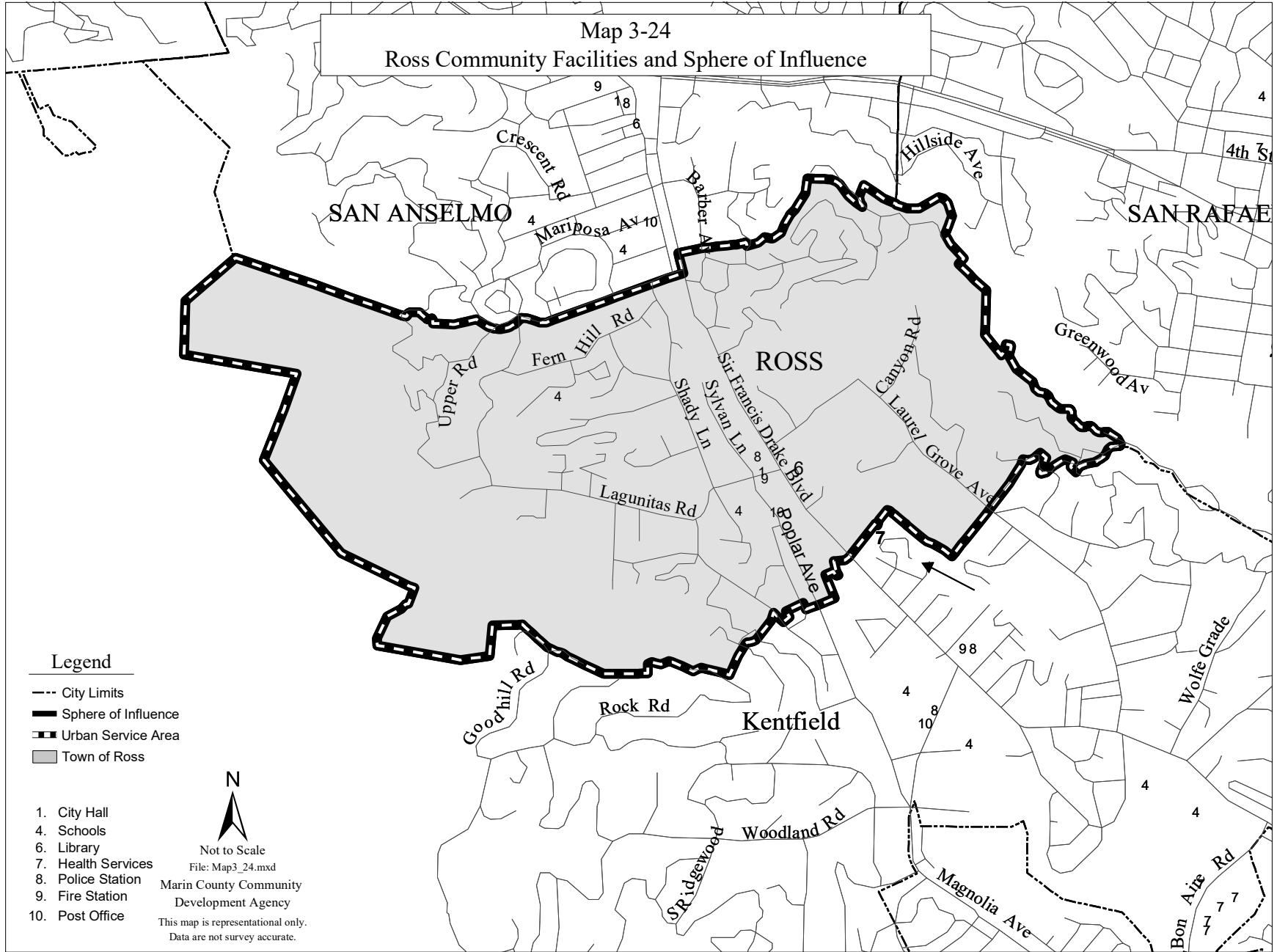
- City Limits
 - Sphere of Influence
 - ▤ Urban Service Area
 - ▨ Town of Fairfax
 - ▧ Area outside City Limits and inside Urban Service Area
 - ▩ Area outside Urban Service Area and inside Sphere of Influence
 - Area within City Limits, outside Urban Service Area
1. City Hall
 4. Schools
 6. Library
 8. Police Station
 9. Fire Station
 10. Post Office



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 Marin County Community
 Development Agency
 This map is representational only.
 Data are not survey accurate.

Map 3-24
 Ross Community Facilities and Sphere of Influence



Legend

- City Limits
- Sphere of Influence
- - - Urban Service Area
- Town of Ross

1. City Hall
4. Schools
6. Library
7. Health Services
8. Police Station
9. Fire Station
10. Post Office



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 Marin County Community
 Development Agency
 This map is representational only.
 Data are not survey accurate.

Map 3-25 Larkspur Community Facilities and Sphere of Influence



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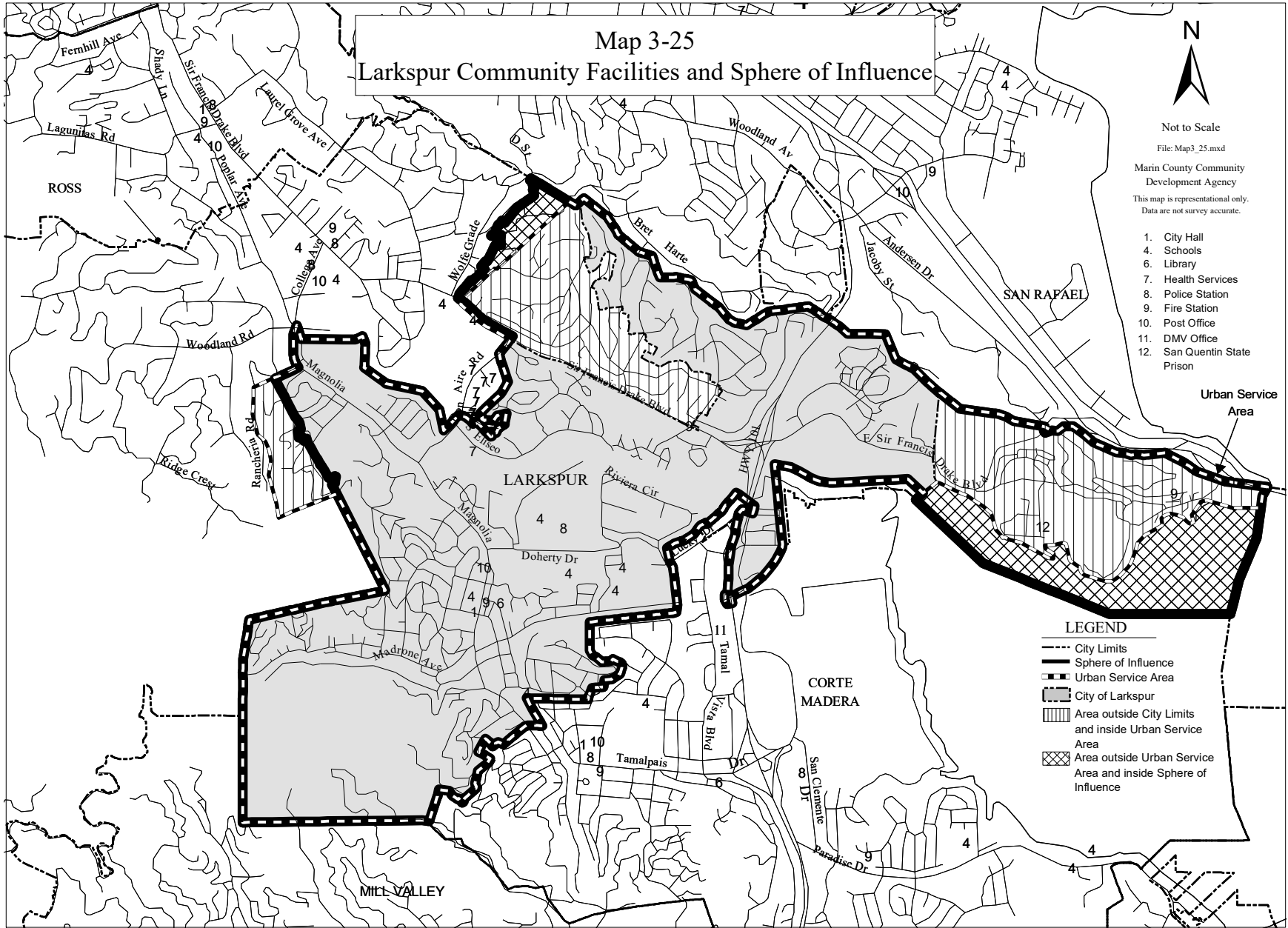
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Marin County Community
Development Agency

This map is representational only.
Data are not survey accurate.

1. City Hall
4. Schools
6. Library
7. Health Services
8. Police Station
9. Fire Station
10. Post Office
11. DMV Office
12. San Quentin State Prison

Urban Service
Area

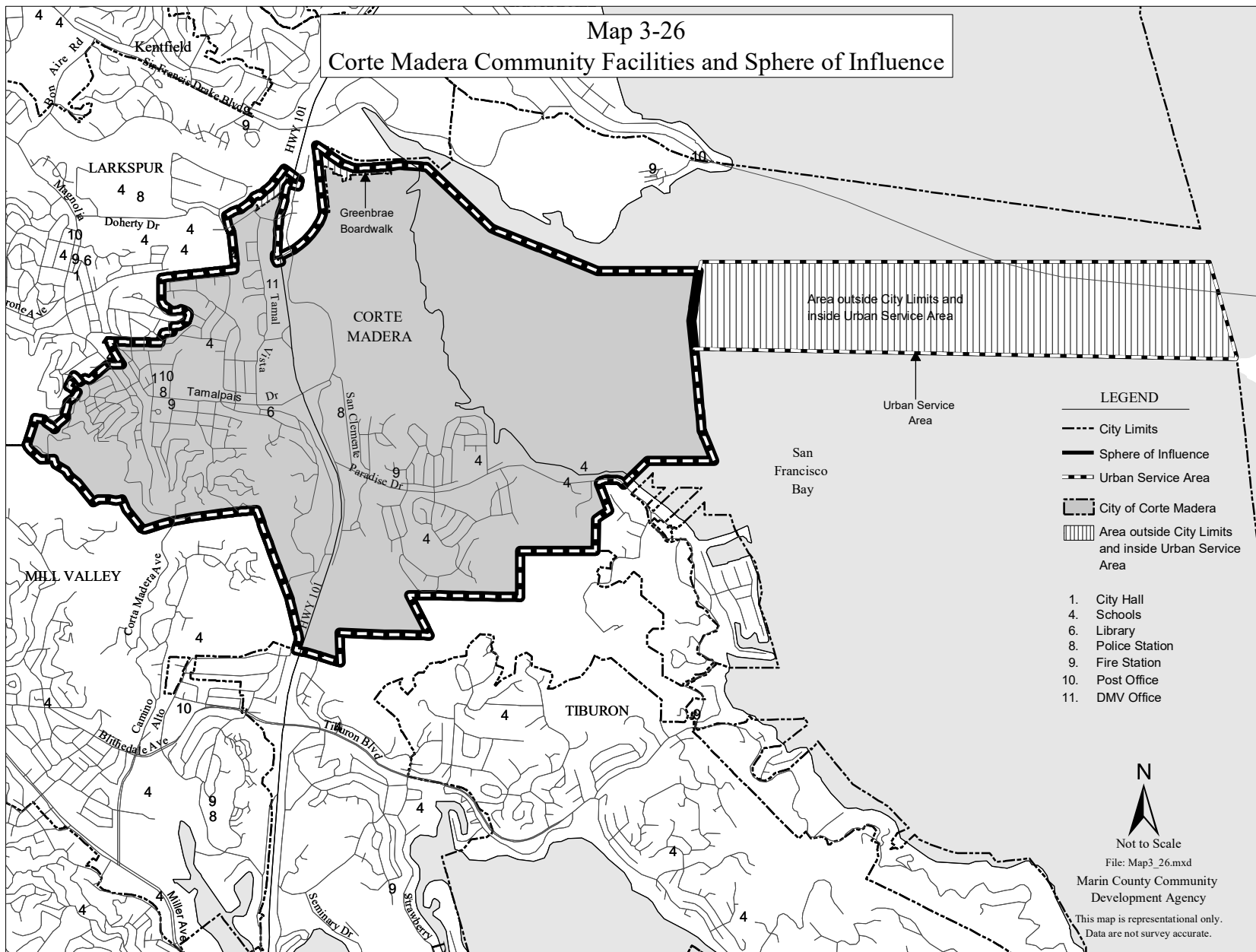


LEGEND

- City Limits
- Sphere of Influence
- - - Urban Service Area
- City of Larkspur
- ▨ Area outside City Limits and inside Urban Service Area
- ▩ Area outside Urban Service Area and inside Sphere of Influence

Map 3-26

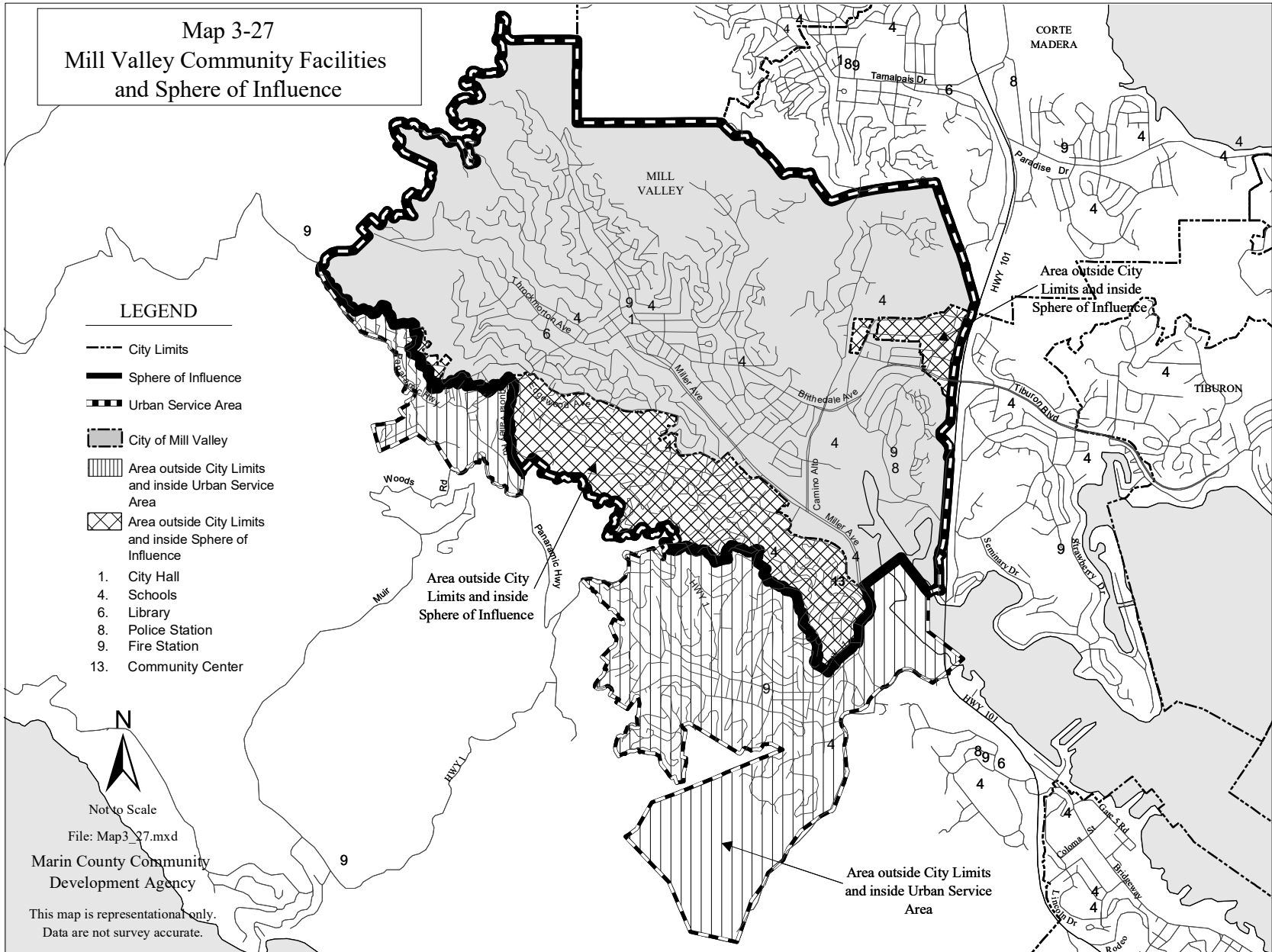
Corte Madera Community Facilities and Sphere of Influence



Map 3-27
 Mill Valley Community Facilities
 and Sphere of Influence

LEGEND

- City Limits
 - Sphere of Influence
 - ▨ Urban Service Area
 - ▩ City of Mill Valley
 - ▧ Area outside City Limits and inside Urban Service Area
 - ▦ Area outside City Limits and inside Sphere of Influence
1. City Hall
 4. Schools
 6. Library
 8. Police Station
 9. Fire Station
 13. Community Center



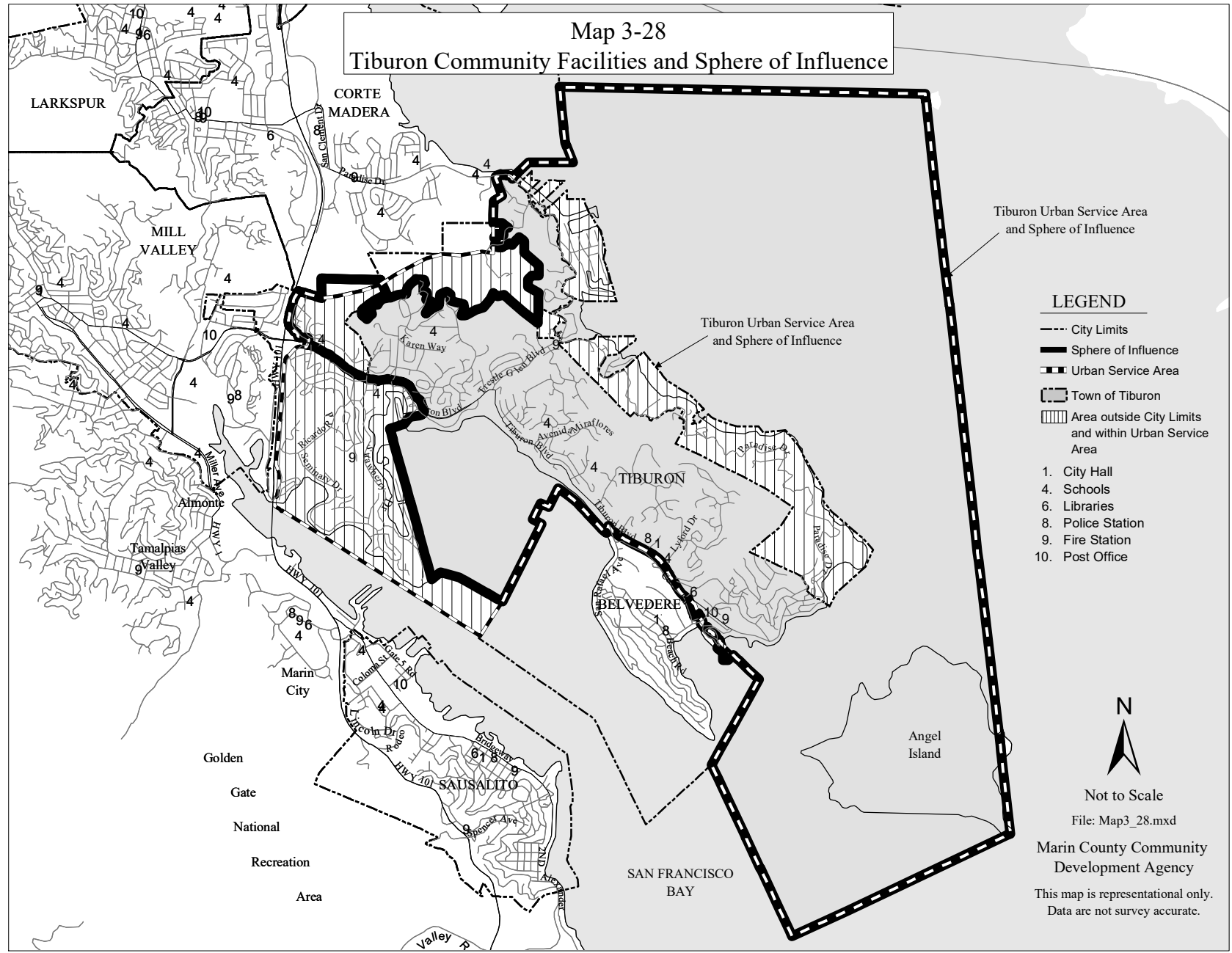
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Marin County Community
 Development Agency

This map is representational only.
 Data are not survey accurate.

Map 3-28 Tiburon Community Facilities and Sphere of Influence



Tiburon Urban Service Area and Sphere of Influence

Tiburon Urban Service Area and Sphere of Influence

LEGEND

- City Limits
 - Sphere of Influence
 - ▨ Urban Service Area
 - ▤ Town of Tiburon
 - ▧ Area outside City Limits and within Urban Service Area
1. City Hall
 4. Schools
 6. Libraries
 8. Police Station
 9. Fire Station
 10. Post Office



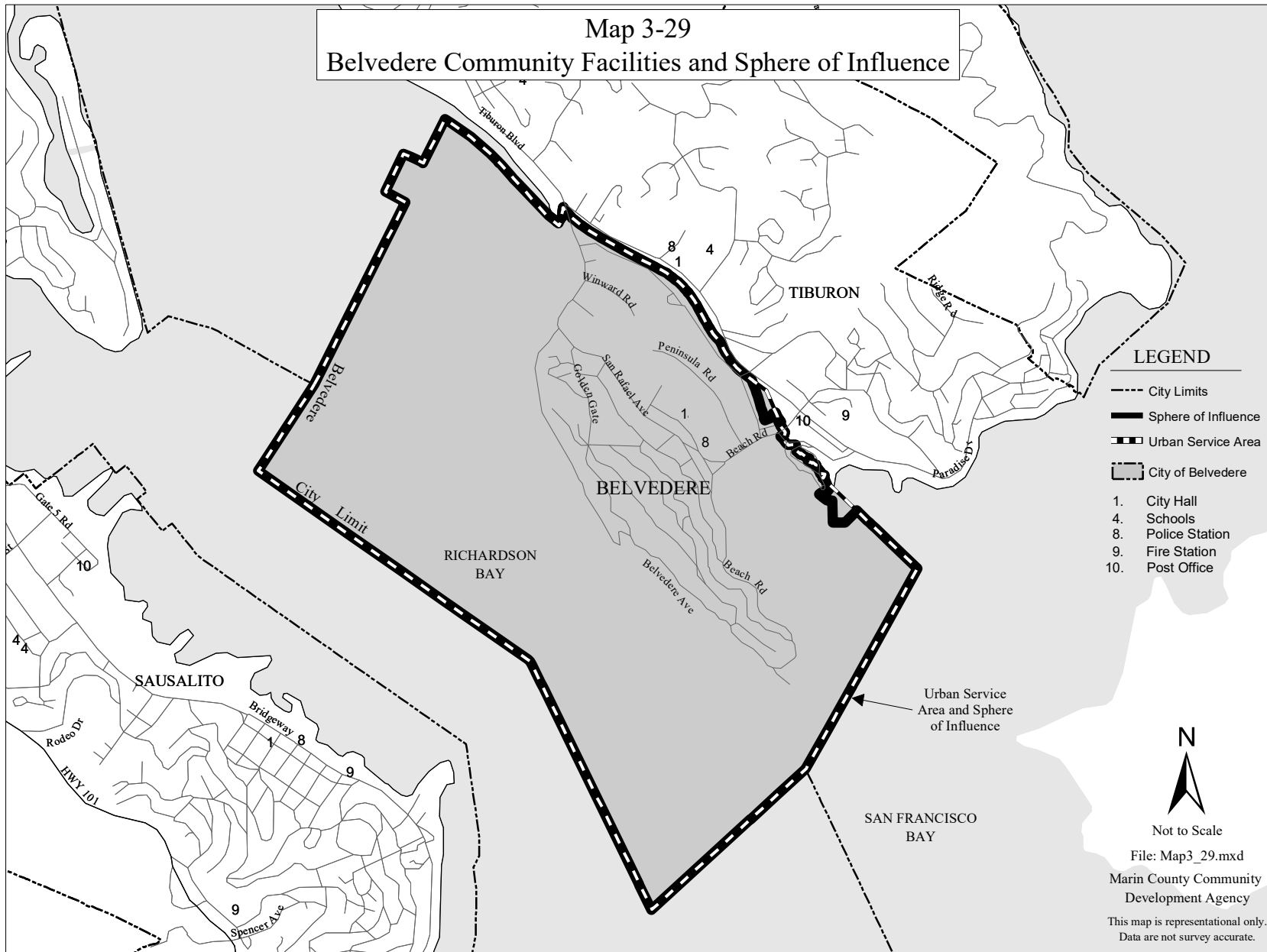
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Marin County Community Development Agency

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Map 3-29
 Belvedere Community Facilities and Sphere of Influence

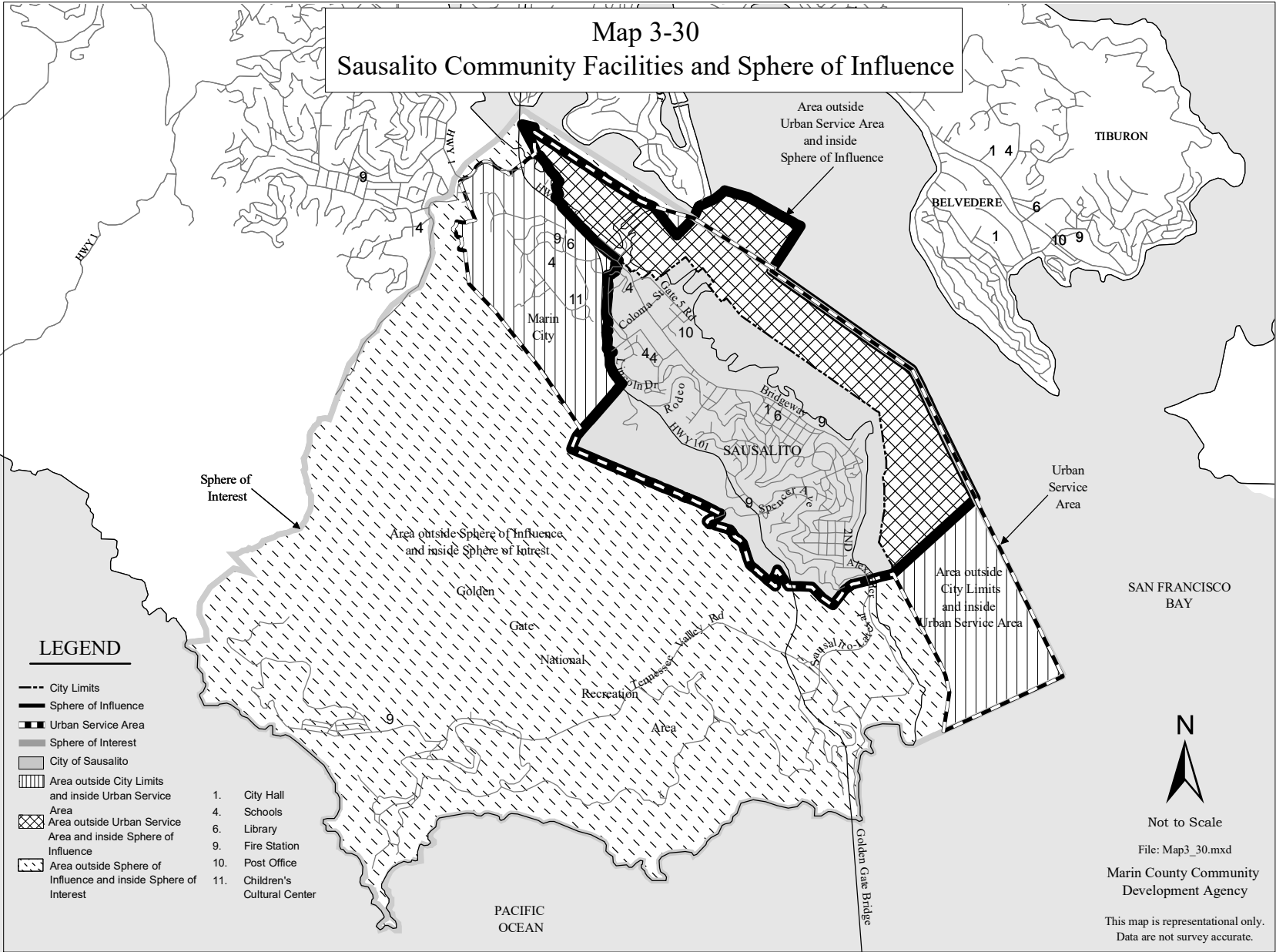


- LEGEND**
- City Limits
 - Sphere of Influence
 - - - Urban Service Area
 - - - City of Belvedere
1. City Hall
 4. Schools
 8. Police Station
 9. Fire Station
 10. Post Office



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 File: Map3_29.mxd
 Marin County Community
 Development Agency
 This map is representational only.
 Data are not survey accurate.

Map 3-30 Sausalito Community Facilities and Sphere of Influence



LEGEND

- City Limits
- Sphere of Influence
- ▣ Urban Service Area
- Sphere of Interest
- City of Sausalito
- ▤ Area outside City Limits and inside Urban Service Area
- ▨ Area outside Urban Service Area and inside Sphere of Influence
- ▧ Area outside Sphere of Influence and inside Sphere of Interest

- 1. City Hall
- 4. Schools
- 6. Library
- 9. Fire Station
- 10. Post Office
- 11. Children's Cultural Center

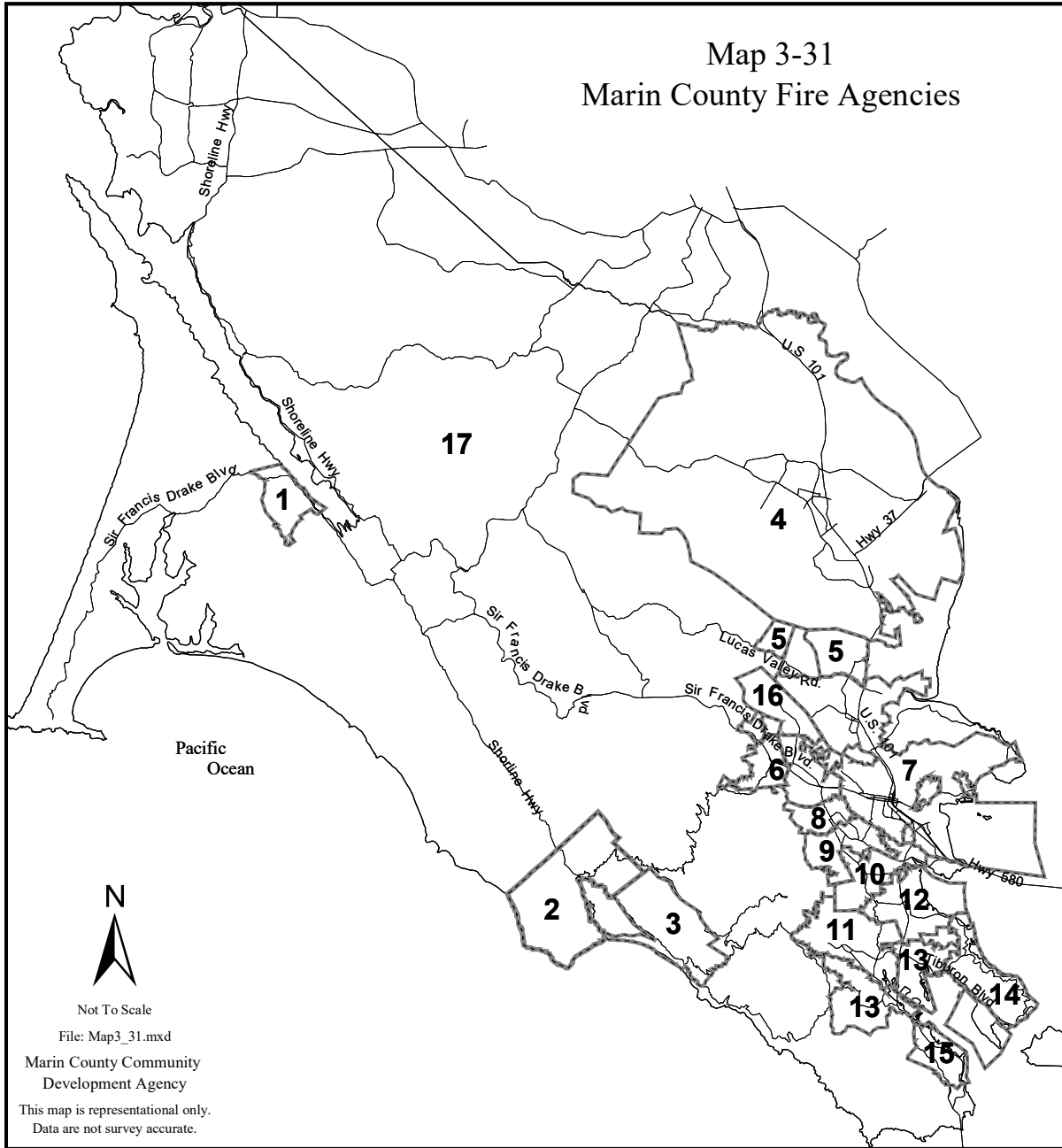


Not to Scale

File: Map3_30.mxd
Marin County Community Development Agency

This map is representational only. Data are not survey accurate.

Map 3-31 Marin County Fire Agencies



- ### Fire Agencies
1. Inverness Public Utilities District
 2. Bolinas Fire Protection District
 3. Stinson Beach Fire Protection District
 4. Novato Fire Protection District
 5. Marinwood Community Services District
 6. Ross Valley Fire Department
 7. San Rafael Fire Department
 8. Ross Fire Department
 9. Kentfield Fire Protection District
 10. Larkspur Fire Department
 11. Mill Valley Fire Department
 12. Corte Madera Fire Department
 13. Southern Marin Fire Protection District
 14. Tiburon Fire Protection District
 15. Sausalito Fire Department
 16. Sleepy Hollow Fire Protection District
 17. Marin County Fire Department



Not To Scale






File: Map3_31.mxd

Marin County Community
Development Agency

This map is representational only.
Data are not survey accurate.

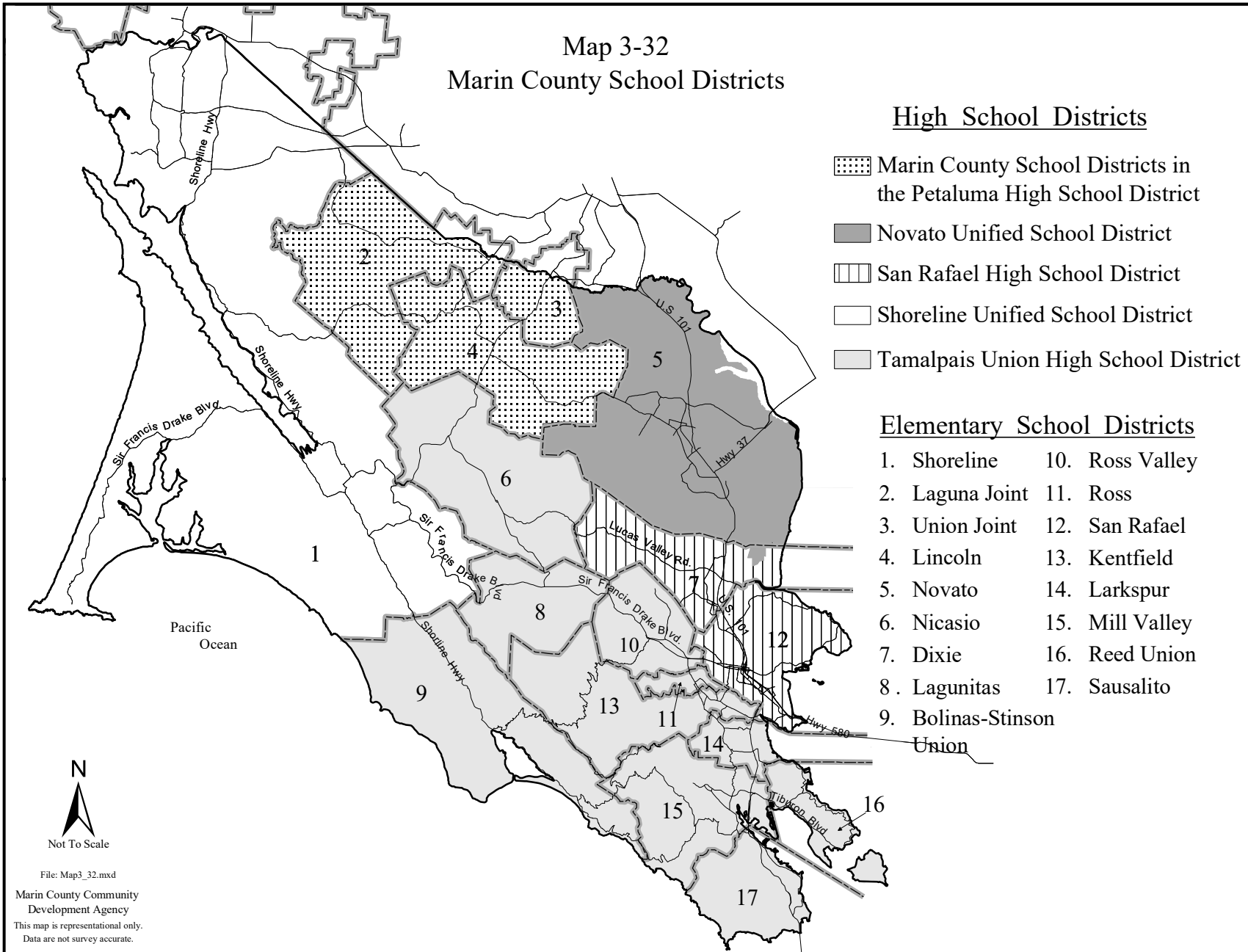
Map 3-32 Marin County School Districts

High School Districts

-  Marin County School Districts in the Petaluma High School District
-  Novato Unified School District
-  San Rafael High School District
-  Shoreline Unified School District
-  Tamalpais Union High School District

Elementary School Districts

- | | |
|--------------------------|-----------------|
| 1. Shoreline | 10. Ross Valley |
| 2. Laguna Joint | 11. Ross |
| 3. Union Joint | 12. San Rafael |
| 4. Lincoln | 13. Kentfield |
| 5. Novato | 14. Larkspur |
| 6. Nicasio | 15. Mill Valley |
| 7. Dixie | 16. Reed Union |
| 8. Lagunitas | 17. Sausalito |
| 9. Bolinas-Stinson Union | |



File: Map3_32.mxd
Marin County Community
Development Agency
This map is representational only.
Data are not survey accurate.



BUILT ENVIRONMENT ELEMENT

systems are provided. The new housing type will increase mixed-use or medium to higher density housing located near transit. This is likely to result in less water use per unit but some increase in overall water usage in the MMWD service area.

The communities of Point Reyes Station, Olema, Inverness Park, and Paradise Ranch Estates utilize groundwater that is pumped from two wells adjacent to Lagunitas Creek. The wells serving the West Marin distribution system are founded in the alluvial aquifer that underlies the Lagunitas Valley and operated by the North Marin Water District. Significant aquifer recharge occurs through streambed infiltration along Lagunitas Creek. In average or wet years, the local watershed runoff and upstream reservoir releases provide more than sufficient recharge to meet the water use demands of the West Marin service area and to maintain instream flows for fish. The community water districts in Bolinas, Inverness, and Stinson Beach derive their water supplies from surface streams, via direct diversion to storage, treatment, and distribution facilities. The communities of Muir Beach and Dillon Beach rely on groundwater for their drinking water supplies.

There are nine sanitary treatment plants in the City-Centered Corridor, most of which connect to lines from more than one sanitary district. There are three districts in West Marin, each with sewer lines and a treatment facility. The County Environmental Health Services office regulates septic systems.

Approximately 18 solid waste sites exist in the county, the majority of which are closed. The only active disposal site in the county is Redwood Landfill, located north of Novato. West Marin Sanitary Landfill, north of Point Reyes Station, is inactive and no longer receives solid waste. Other active solid waste sites include a materials recovery facility, a large-volume transfer station, and a composting facility. Additional composting operations and facilities are anticipated to open in the county in the future. Solid waste collection is administered by 22 agencies, each of which uses one of five private haulers (one special district provides its own service).

When the existing Solid Waste Facilities Permit was issued in 1995, Redwood Landfill had an anticipated closure date of 2039. Estimates vary on the closure date of the landfill. More recent information based on expansion plans submitted by Redwood Landfill estimate that the landfill could reach capacity as early as 2019 or 2026 under current permit conditions. The proposed expansion plan estimates extended site life of the facility to approximately 2037, 2042, or 2051 depending on which alternative is selected. Increased recycling and resource recovery could also extend the life of the landfill. Although no new proposed landfill disposal sites have been identified, the *1995 Siting Element for Marin County and Its Cities* provides siting criteria and an evaluation process when the County considers expanding an existing facility or developing a new facility. This process, which identifies acceptable disposal sites, is also initiated in the event that less than 15 years of landfill capacity exists for the county.

The Marin County Hazardous and Solid Waste Joint Powers Authority implements a household hazardous waste program for all of Marin except the City of Novato, with a permanent collection facility in San Rafael and a periodic collection event in West Marin. The City of Novato, in conjunction with the Novato Sanitary District and Novato Disposal, operates its own hazardous waste program. The County, except for the City of San Rafael, regulates hazardous waste and materials handling through permitting, enforcement, and programs to ensure safe storage, treatment, and disposal. The City of San



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Rafael operates its own hazardous waste and material program. The potential impact of hazardous materials on people is discussed in the Public Health Section.

Demand for telecommunications facilities has led to increased installation of wireless service towers and other highly visible structures. The County Telecommunications Facilities Policy Plan provides guidance for allowing efficient development of telecommunications facilities while protecting environmental resources, scenic quality, and people.

Key Trends and Issues

Is it a problem for County land to be mixed in with cities and towns?

Islands of unincorporated territory exist in most Marin cities and towns. These enclaves can create problems for the provision of some public services. County personnel must travel through cities and towns to provide sheriff, fire, and other services. Confusion may arise in determining which agency has jurisdiction, and delivery of services may be inefficient.

Will more water be needed?

Water demand will increase as a result of new development. Since 1987, the Marin Municipal Water District (MMWD) has met all new demand through conservation and recycled water (demand management), despite a 10% increase in population and a 10% reduction in water supply to restore the Lagunitas Creek fishery. Demand is now again approaching the 1987 level – a level that led to rationing in the last drought and would have resulted in severe water shortages had that drought continued. At current increases in demand, MMWD projects an increasing deficit in supply that exceeds its estimates for what can be met through past methods of demand management. Furthermore, serious questions have arisen regarding reliability and the financial and environmental cost of increasing our reliance on Russian River water. MMWD is studying the potential of desalinating bay water and exploring with sanitary districts the feasibility of expanding their use of treated wastewater for irrigation. Conservation measures could help to avoid or defer the need for costly new water systems. MMWD and other water districts in the County are exploring new approaches to water conservation and demand management that could lead to significant savings in existing usage levels and could provide additional capacity for expected growth in demand.

Are we diverting more materials from landfills?

Landfill diversion rates are very high. Waste diversion rates from Marin landfills are among the highest in California. In 2002, 71% of all waste was diverted from landfills, compared with 24% in 1993 (Figure 3-47). Waste generation increased during that period from 371,279 tons to 410,607, representing an increase of 9.6%. Marin's population grew at a similar rate, contributing to the generation of solid waste. Because the State uses a different methodology for calculating waste generation, comparison between Marin County and the State is not possible. Figure 3-48 displays the State's recent trend.

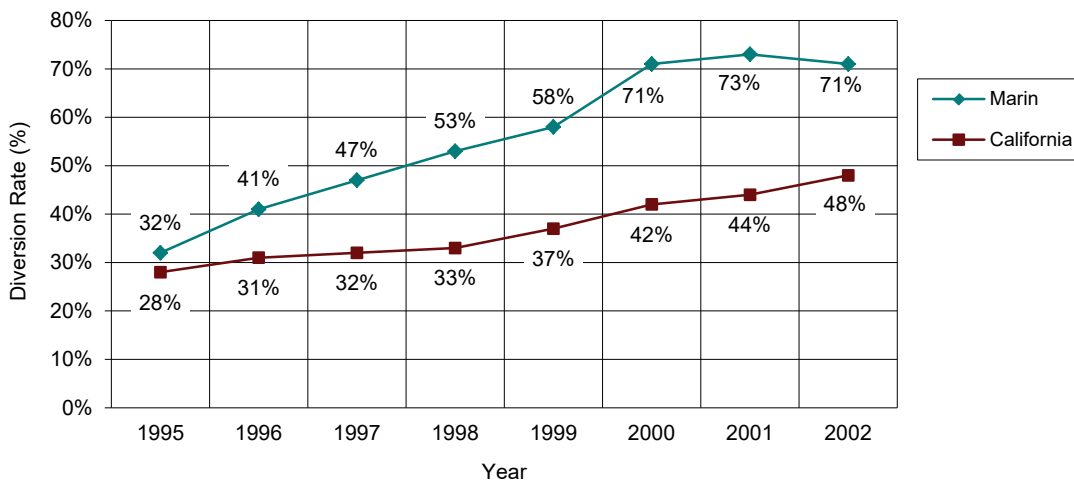
Do hazardous materials pose health risks?

Hazardous materials pose risks countywide. However, the urbanized part of the county is most susceptible to public health concerns from hazardous waste and materials, especially due to transport.



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**Figure 3-47
Solid Waste Diversion¹**

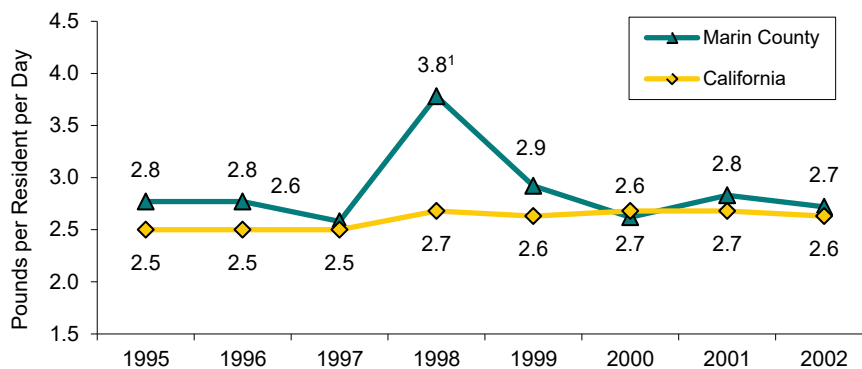


¹ Comparable data on annual diversion disposal rates are not included because the State has continually modified the material types it includes in such measurements.

Source: California Integrated Waste Management Board [Marin];

<http://www.ciwmb.ca.gov/LGCentral/Rates/Graphs/RateTable.htm> [California]

**Figure 3-48
Residential Disposal (Pounds per Resident per Day)**



Source: California Integrated Waste Management Board.

¹ 1998 level is due to the demolition of the former Hamilton Air Force base.



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What Are the Desired Outcomes?

GOAL PFS-1



Adequate Public Facilities and Services. Provide basic public facilities to accommodate the level of development planned by cities and towns and the County.

Policies

PFS-1.1 Require Cost-Sharing. Require new development to pay for the infrastructure it requires and the public services it receives.

PFS-1.2 Plan Effectively to Minimize Costs. Plan public facilities in cooperation with service providers to minimize short- and long-term construction, operation, and maintenance costs.

PFS-1.3 Discourage Privatization and Commercialization. Encourage public ownership of utilities and public service facilities by not authorizing privatization of water, sewer, law enforcement, emergency service, school, and other essential services. Consider prohibiting corporate sponsorship and commercially driven naming rights of public facilities and lands as a means to fund maintenance and improvements.

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

Why is this important?

The cost of infrastructure, such as water lines, sewer lines, and roadways, is sensitive to distance. Eleven percent of Marin County’s land area has been developed, primarily within cities and towns, while 84% of the county consists of parks, open space, watersheds, tideland, and agricultural land. Of the 5% of land potentially available for development, most is within a city, where infrastructure already exists. Coordination and cooperation are needed in planning for public facilities, since the agencies that control land use often are not the same as those that provide services.

Environment: Ensuring that the level of service and capacity of facilities does not exceed the amount of development projected in land use plans reduces impacts on local fiscal and environmental resources.

Economy: Studies have shown that it is more expensive to provide public facilities and services to developments that have sprung up in a haphazard or leapfrog manner. Local governments can save money by gradually expanding service from existing service areas in a rational and well-planned manner.

Equity: Requiring the cost of facilities that serve new development to be paid by those projects relieves existing residential and commercial ratepayers of a potentially unfair financial burden that could impair



BUILT ENVIRONMENT ELEMENT

financial well-being and community economic health. Also, maintaining public facilities in public ownership ensures that costs are equitably shared.

How will results be achieved?

Implementing Programs

- PFS-1.a** ***Require Fair-Share Contributions.*** Obtain studies from service providers that determine the cost of providing public services and facilities to new development. Encourage special districts, schools, and cities, and towns to adopt development impact fees and require new development to pay those costs, including by providing needed facilities. Affordable housing developments that meet specified criteria may warrant full or partial fee reductions.
- PFS-1.b** ***Plan for Service Expansion.*** Work with LAFCO, cities and towns, and special districts to ensure that necessary public facilities and adequate water supply are in place prior to occupancy of new development and funded at levels that reflect their true short- and long-term costs (also see CD-6.c and PFS-2.a).
- PFS-1.c** ***Prepare Naming and Sponsorship Guidelines.*** Work with interested parties to establish a policy for naming rights and sponsorships regarding open space preserves, parks, and other public lands and facilities. Honorary and memorial naming should be considered as appropriate.
- PFS-1.d** ***Reduce Demand on Public Facilities.*** Assess and revise community development and facilities rules to incorporate least-cost (including environmental, economic, and societal costs) and integrated resources planning for water, wastewater, and storm water infrastructure.

What Are the Desired Outcomes?

GOAL PFS-2

Sustainable Water Resources. Assure a reliable, sustainable water supply for existing and future development while protecting the natural environment.

- PFS-2.1** **Conserve Water and Utilize Sustainable Sources.** Promote conservation to increase the responsible use and reliability of water supplies. Reduce the waste of potable water through efficient technologies, design, and management practices, and through better matching of the source and quality of water to the user’s needs.



- PFS-2.2** **Mitigate Increased Water Demand in New Development.** Work with local water agencies to mitigate increases in water demand due to new development by supporting water efficiency programs that decrease demand by a similar amount.



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Also see the Water Resources section for policies on watersheds, TMDL, graywater, and septic.

PFS-2.3 Manage Water Resources Sustainably. Manage water resources to ensure equitable amounts of clean water for all users, to support wildlife habitat, and to preserve natural resources within the sustainable limits of water supplies. (See also the Natural Systems and Agriculture Element, Water Resources Section.)

Linking Land Use and Water Supply Planning

Historically, land use planning has been undertaken with little regard for the availability of water supplies. To avoid further development without regard for adequate water resources, recent changes in California Government Code require increased coordination between land use and water supply planning. Water districts are now required to supply relevant planning agencies with their Urban Water Management Plans, and cities and towns and counties are required to communicate their development plans to water districts.

Two California Senate bills have set forth substantive “triggers” that dictate what level of development requires an exchange of information between planning and water agencies, and also a water supply assessment or verification for project approval.

SB 610

SB 610 requires a “water supply assessment” for any development project or related land use plan for 500 or more housing units, or any project that would demand the equivalent water use. The water supply assessment is a required section in any CEQA document prepared for the project (EIR or negative declaration).

The planning agency submits the plan to the local water agency (or agencies) and the water agency reports back whether or not they can reliably supply the project while at the same time covering all present and future demands. If the water agency cannot service the project with current and projected water supplies (taking into account normal, dry, and multiple dry years), new water sources need to be identified.

The Urban Watershed Management Plan (UWMP) may satisfy the water supply assessment, so long as the project being considered was encompassed in the long-range planning of the UWMP.

SB 221

SB 221 more often applies to subdivisions and specific plans and can be a “backstop” where adequate long-range water/land use planning and coordination has not taken place. A development project of 500 or more housing units (or equivalent) cannot be approved without written verification from the applicable water agency that an adequate water supply exists or will exist prior to project completion. Subdivisions of less than 500 units may fall under this requirement if the project would represent 10% or more of the number of connections for a small water agency.

Affordable housing and “in-fill” projects are exempt from SB 211

As with SB 610, the UWMP can demonstrate that there is available water supply, as long as the UWMP clearly states that the project was considered within the scope of the Plan and that adequate current and future water resources exist.



BUILT ENVIRONMENT ELEMENT

Why is this important?

In the Marin Municipal Water District (MMWD), water use went from 25,210 acre-feet in 1991 to 30,700 in 2001, exceeding its annual operational yield of 28,600 acre-feet. Projections through 2020 are for water use to increase an additional 8,500 acre-feet per year beyond the current level.

Environment: The California Energy Commission estimates that 44 million tons of CO₂ emissions are expelled annually on average to provide the 44 million acre-feet of water used statewide. Conservation methods allow us to rely less on imported water, which requires more energy to transport than local sources. Reduced water consumption also leaves more water in natural systems to benefit the local environment, reduces our ecological footprint, and limits the amount of wastewater that must be disposed of.

Economy: In California, 19% of all electricity, 30% of all natural gas, and 88 million gallons of diesel are used to convey, treat, distribute, and use water and wastewater. Cost-saving conservation measures such as low-flow fixtures, drought-tolerant landscaping, and reuse of treated wastewater extend scarce supplies for all homes and businesses.

Equity: According to a 2006 poll conducted by the Charlton Research Company, 75% of Marin Municipal Water District customers are concerned that the area will likely suffer another serious drought in the near future. If the county experiences a drought, residents may have to cut their water usage by 65%. Because water is a precious resource, needed by everyone for drinking and a variety of other uses, sustainable water resource management is needed to help allow for an adequate water supply for all users.

How will results be achieved?

Implementing Programs

- PFS-2.a** *Support and Integrate Water Conservation Efforts.* Support the efforts of the water districts to reduce waste and increase reuse through integrated planning of programs and complementary land use and building regulations. Assess and remove barriers to integrated water resource planning (see policies and programs under Goal WR-3 in the Natural Systems and Agriculture Element).
- PFS-2.b** *Minimize the Demand for Water in New Development.* Encourage everyone, such as service providers and service districts, to incorporate water, wastewater, and stormwater infrastructures on a least-cost basis, factoring in relevant environmental, economic, and social costs. Consider water-based services that reduce demand and draw on alternative supplies to be equivalent to new supplies. Water-based services include the application of state-of-the-art technology and practices; matching water quality to its end use; and financing local wastewater reuse in the same manner in which centralized water supply options are financed.
- PFS-2.c** *Promote Ahwahnee Principles for Water Supply.* Support guidelines for local water providers to enact programs that promote the Ahwahnee Principles for water supply. These should include investigations of new sustainable sources such as groundwater, surface water, recycled water, gray water, or desalination facilities that match water



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quantity and quality to the beneficial uses and the perfection or securing of additional water rights for the water purveyors.

- PFS-2.d** ***Support Water Demand Planning.*** Provide Countywide Plan buildout information in the form of letters to water supply purveyors to use in the development of their respective Urban Water Management Plans (UWMPs). Assist the water purveyors in the preparation of these UWMPs by reviewing these documents and providing comments. Initiate discussion with or letters to small water systems, which are not required by the California Water Code to prepare UWMPs because they have fewer than 3,000 connections, urging them to adopt use of the UWMP format for planning. The water shortage contingency plan portion of the UWMP would provide the means to identify shortages on a consistent basis, to define water shortage stages and appropriate response measures, and to develop relevant ordinances, resolutions, or rules to manage water shortages.
- PFS-2.e** ***Conduct Water Planning Through LAFCO Studies.*** Encourage the Local Agency Formation Commission to assess water supply and demand in their boundary area studies.
- PFS-2.f** ***Initiate a Water Conservation Program.*** Develop model water demand management programs using best practices, including the following:
- ◆ requiring water conservation on new constructions
 - ◆ requiring water conservation fixtures
 - ◆ encouraging business rebates
 - ◆ encouraging plumbing maintenance programs
- PFS-2.g** ***Promote Xeriscaping and Native Plants.*** Amend the Development Code to require site-appropriate, drought-tolerant low water use, native landscaping, and ultra-efficient irrigation systems where appropriate for all development applications and re-landscaping projects. For parcels adjacent to publicly managed open space, appropriate landscaping will also be noninvasive and have low flammability, and be prepared in strict conformance with the County’s list of appropriate plants. Limit the amount of water intensive landscaping, particularly lawn area allowed, in order to reduce the amount of water needed for irrigation.
- PFS-2.h** ***Promote Site Appropriate, Low-Water-Use, and Drought Tolerant Native Plants in Public Facilities.*** Restore and promote the native plants garden at the Civic Center and the development of similar landscaping for all public facilities. Create a Landscaping Master Plan for Public Facilities that specifies appropriate species, methods, and technologies for water-wise landscaping.
- PFS-2.i** ***Promote Water Saving Irrigation.*** Encourage use of irrigation technologies such as evapotranspiration systems – where real-time weather data is transmitted to installed controllers to automate water needs – that save water, promote greater plant health, and reduce runoff. Encourage water agencies to conduct irrigation training workshops for homeowners and professionals.



BUILT ENVIRONMENT ELEMENT

- PFS-2.j** ***Upgrade West Marin Systems.*** Promote assistance to water service providers to upgrade the water delivery systems in West Marin to reduce the incidence of saltwater intrusion and leakage by reviewing plans and initiating discussion among West Marin water providers of viable programs. The County should promote the upgrade and improvement of water supply development (e.g., wells), water treatment, water delivery, and water storage facilities for the purpose of providing supplemental and backup water supplies for peaking and emergency purposes. Upgrade of water systems should be consistent with the Alwahnee Principles for water supply that encourage a diverse water portfolio, matching of water supply with intended use, protection of natural systems and water resources, and evaluation of the multiple benefits of a water system upgrade program, among others.
- PFS-2.k** ***Investigate Tomales Bay Groundwater.*** Conduct a study of groundwater availability and water quality of the Tomales Bay watershed, including the Walker, Lagunitas, Stemple, and Olema Creek watersheds, and the aquifer bordering the Petaluma River, to determine the potential for using local groundwater to supplement drinking water supplies.
- PFS-2.l** ***Reduce Energy Use from Water Facilities.*** Work with water agencies on a joint effort to offer energy conserving and renewable power facilities (such as solar photovoltaic) to contribute energy back into the grid to offset energy used in water development and distribution.
- PFS-2.m** ***Promote Onsite Rainwater Capture and Retention.*** Encourage use of on-site rainwater capture, storage, and infiltration for irrigation and other nonpotable uses, and work with Environmental Health Services and water service providers to establish standards for rainwater quality and use. Ensure that catchments do not adversely affect habitat dependent on in-stream flow.
- PFS-2.n** ***Conduct Groundwater Recharge Study.*** Work with water suppliers to study the efficiency and cost-effectiveness of rainwater harvesting systems and infiltration and recharging patterns of groundwater aquifers to assess the feasibility of using direct precipitation collection to supplement existing water sources.
- PFS-2.o** ***Assess Project Impacts to Surface Water and Groundwater.*** Require documentation that new development projects (including installation of wells) with the potential to degrade or deplete surface water or groundwater resources will not adversely affect a basin or subbasin, including in-stream flows for aquatic habitat.
- PFS-2.p** ***Investigate and Consider Appropriate Small-Scale Wastewater Reduction, Treatment Use Technologies.*** Work with water agencies to resolve conflicting regulations regarding pretreated septic drip dispersal systems and appropriate graywater use, to evaluate the potential of small-scale portable graywater converter systems as possible sources for landscaping water, and to modify regulations as necessary to encourage safe graywater use (such as dual systems that employ graywater to support landscaping). (Also see Water Resource policies and programs.) Evaluate the potential to use



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waterless urinals, NSF-approved composting toilets, and other appropriate water saving technologies.

PFS-2.q ***Adopt Tiered Billing Rates.*** Encourage all Marin County water agencies to adopt the California Urban Water Conservation Council's Best Management Practice of tiered billing rates to encourage water conservation. Encourage the establishment of tiers that are based on conserving levels of per capita water use, rather than those based on historical non-conserving levels. Offer comprehensive conservation incentive programs to assist customers to achieve conserving levels of use.

PFS-2.r ***Offset New Water Demand.*** In water districts where there is insufficient water to serve new construction or uses requiring an additional water meter or increased water supply as determined by the district or Marin County, the County shall require new construction or uses to offset demand so that there is no net increase in demand. One or more of the following measures may be required to achieve no net increase in demand: use of reclaimed water; water catchments and reuse on site; water retention serving multiple sites; retrofits of existing uses in the district to offset increased demand; other such means. These measures should be achieved in partnership with the applicable water district and shall serve as evidence that an adequate, long-term, and sustainable water supply is available to serve the project.

PFS-2.s ***Require Sustainable Water Supply.*** No new construction or uses requiring an additional water meter or increased water supply as determined by the appropriate water district shall be approved without a specific finding, supported by facts in the administrative record, that an adequate, long-term, and sustainable water supply is available to serve the project. These measures should be achieved in partnership with the applicable water district.

PFS-2.t ***Manage Groundwater.*** Manage groundwater as a valuable and limited shared resource by protecting potential groundwater recharge areas and stream conservation areas from urban encroachment. The County shall use discretionary permits to control construction of impervious surfaces in important groundwater recharge areas. Potential recharge area protection measures at sites in important recharge areas may include, but are not limited to, the following:

- a. Restrict coverage by impervious materials and require use of pervious materials;
- b. Limit building and parking footprints;
- c. Require construction of percolation ponds on large-scale (4,000 square feet or greater) development project sites overlying identified recharge areas where development cannot be relocated outside the recharge area. Recognize that percolation ponds on small-scale sites may not be practical or feasible in terms of their development, maintenance, and management.



BUILT ENVIRONMENT ELEMENT

What Are the Desired Outcomes?

GOAL PFS-3

Reduction, Safe Processing, and Reuse of Wastewater. Continue to enhance the Alternative Onsite Wastewater Monitoring Program. This program ensures the proper operation of alternative and innovative wastewater system designs. Continue to work with manufacturers, designers, installers, end users, and the Regional Water Quality Control Board to evaluate the effectiveness and capabilities of these alternatives to traditional septic system designs. Work with stakeholders to periodically update design guidelines and regulations in the light of evolving best practices.



Policies

- PFS-3.1** **Reduce Toxics in Wastewater.** Minimize the potential for pollution to water and other resources from sewage treatment.
- PFS-3.2** **Promote Alternative Wastewater Systems.** Enhance water quality through use of alternative wastewater treatment methods.
- PFS-3.3** **Reduce Storm Water Volume.** Implement appropriate upstream water-saving technologies to reduce storm water volumes and increase percolation. Increase permeable surfaces and encourage on-site percolation to reduce storm water volume and potential overflow of wastewater treatment facilities.

Why is this important?

Treatment of wastewater is essential for public health and environmental protection.

Environment: Up to 99% of harmful bacteria can be removed from wastewater when wastewater undergoes primary and secondary treatments. Proper treatment of wastewater precludes the spread of pathogens, contributes to maintaining and improving water quality, and allows soil organisms and plants to safely reuse water and nutrients in effluent.

Economy: In the United States, clean water supports a \$50 billion-a-year water-based recreation industry, \$300 billion a year in coastal tourism, a \$45 billion annual commercial fishing and shell fishing industry, and hundreds of billions of dollars a year in basic manufacturing. Safe processing of wastewater is essential for commercial development.

Equity: In drinking water, contaminants such as bacteria and viruses have the greatest chance of reaching levels high enough to cause acute health effects. Serious chronic health effects can occur after people consume contaminants such as solvents and pesticides at high levels. Efficient wastewater treatment can ensure clean and safe living and working conditions.



*“There’s no ‘away’
to throw things to.”*

-- Donella Meadows,
The Global Citizen, 1991



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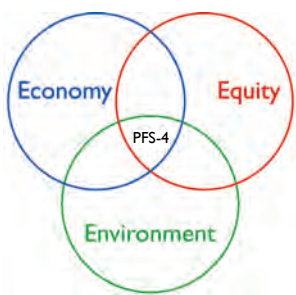
How will results be achieved?

Implementing Programs

- PFS-3.a** ***Reduce Wastewater Volume.*** Work with sanitary districts and Environmental Health to assess alternative point-source wastewater technologies, including State-approved graywater systems; NSF-approved waterless urinals and composting toilets; pervious surfaces for roads, driveways, and parking lots; and subsurface drip dispersal. Provide public information and update codes to promote safe, appropriate technologies. Urge water districts to consider volumetric billing and tiered water rate structure, and partner with waste disposal providers to reduce the volume of wastewater that must be treated.
- PFS-3.b** ***Promote Water Conservation.*** Encourage sanitary districts to support and participate in water conservation programs.
- PFS-3.c** ***Update Septic Standards.*** Continue to revise County septic regulations to streamline the regulatory process, prioritize monitoring of on-site wastewater systems, and provide incentives for homeowners to repair their systems.
- PFS-3.d** ***Enforce Regulations.*** Continue to update and enforce regulations for septic systems and groundwater wells that ensure that safe drinking water will continue to be available (see also WR-2.c and PFS-3.c).
- PFS-3.e** ***Explore Wastewater Disposal Alternatives.*** Work with sanitary districts and Environmental Health to provide public information and oversee well-monitored demonstration projects on composting toilets and other experimental methods for wastewater disposal.
- PFS-3.f** ***Develop Appropriate Wastewater Treatment Technologies.*** Work with sanitary districts to assess appropriate wastewater treatment technologies, including advanced biological treatments, living machines, bio-solid composting, and methane capture for electrical generation.

What Are the Desired Outcomes?

GOAL PFS-4



Efficient Processing and Reduced Landfill Disposal of Solid Waste. Minimize, treat, and safely process solid waste materials in a manner that protects natural resources from pollution while planning for the eventual reuse or recycling of discarded material to achieve zero waste.

Policies

PFS-4.1 Reduce the Solid Waste Stream. Promote the highest and best use of discarded materials through redesign, reuse, composting, and shared producer responsibility. Emphasize a closed-loop system of production and consumption.



BUILT ENVIRONMENT ELEMENT

- PFS-4.2** **Protect Environmental Health.** Require the use of waste processing and disposal techniques that prevent the contamination or other impairment of natural resources.
- PFS-4.3** **Plan for Waste Transformation or Disposal.** Plan for the transformation or elimination of waste materials that cannot be reduced, recycled, or composted.
- PFS-4.4** **Promote Regulatory Efforts.** Support State legislative or regulatory efforts that will aid in achieving zero waste.

Why is this important?

Marin disposes of 216,211 tons of solid waste annually. Residential households produce 129,407 tons, and 110,236 tons originate from commercial and industrial businesses. Seventy-one percent of Marin's solid waste is already diverted from landfills by recycling, composting, and other diversion programs. Reducing or eliminating the solid waste stream safely eliminates the need for additional landfill space, saves energy, reduces greenhouse gas emissions, reduces air and water pollution, conserves forests, and has economic benefits.

Environment: Every year in California, recycling reduces water pollution by 27,047 tons, saves 14 million trees, reduces air pollution by 165,142 tons, and reduces greenhouse gas emissions by an amount equal to taking 3.8 million passenger cars off the highway.

Economy: Marin County government pays \$289,723 in waste management fees annually. A reduced solid waste stream requires fewer financial resources and decreased investment in processing methods and disposal measures. Every ton of solid waste diverted from landfill through programs such as recycling results in \$275 in goods and services, and generates \$135 in sales.

Equity: In Marin County, the average resident disposes of 2.91 pounds of waste per day at home and 4.7 pounds per day at work. A reduced or eliminated solid waste volume contributes to cleaner living and working conditions. Proper transformation or disposal of solid waste also precludes the spread of harmful pathogens.

How will results be achieved?

Implementing Programs

- PFS-4.a** **Reduce Heavy Metal Deposits.** Encourage sanitary districts to employ technological solutions to reduce treatment plant accumulation of heavy metal deposits, such as mercury, zinc, and copper.
- PFS-4.b** **Divert Construction Waste.** Continue to implement the construction and demolition recycling waste ordinance to divert construction waste from landfills.
- PFS-4.c** **Reduce Waste at Landfill.** Continue to pursue aggressive recycling, resource recovery, and composting strategies to reduce the amount of waste diverted to landfill.
- PFS-4.d** **Offer Waste Materials Recycling Education.** Enact educational programs to inform residents about reuse, recycling, composting, waste to energy, and zero waste programs.



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- PFS-4.e** *Consider a West Marin Transfer Station.* Explore the feasibility of establishing a transfer station in West Marin.
- PFS-4.f** *Best Management Practices at Landfill.* Employ best management practices at the landfill facility, and incorporate effective new practices as they become available.
- PFS-4.g** *Coordinate with Water Providers.* Encourage sanitation districts to partner with water districts to reduce the volume of wastewater that must be treated, and to employ biological methods to treat solid waste.
- PFS-4.h** *Prepare a Siting Element.* The Marin Hazardous and Solid Waste Joint Powers Authority should prepare a Countywide Siting Element that provides a description of the areas to be used for development of adequate transformation or disposal capacity concurrent and consistent with the development and implementation of the Source Reduction and Recycling Elements.
- PFS-4.i** *Promote Product Redesign.* Pursue and support upstream redesign strategies to reduce the volume and toxicity of discarded products and materials, including biodegradable plastic bags, fast food containers, and utensils.
- PFS-4.j** *Stimulate Waste-Reuse Economic Activities.* Foster and support use of discarded products and waste materials to stimulate and drive local economic and workforce development.
- PFS-4.k** *Phase In Highest and Best Use of Products.* Improve downstream reuse/recycling of end-of-life products and materials to ensure their highest and best use.
- PFS-4.l** *Food Waste Collection Program.* The County should actively promote a curbside food waste collection program by integrating this measure into bid specifications.

What Are the Desired Outcomes?

GOAL PFS-5



Minimization of Telecommunications Facilities and Related Impacts.

Ensure that siting of telecommunications facilities avoids their undue proliferation and adverse effects on people and/or environmental or visual quality.

Policies

PFS-5.1 Implement the Telecommunications Facilities Policy Plan.

Require new telecommunication projects to be in accordance with the County Telecommunications Facilities Policy Plan.

- PFS-5.2** *Consolidate Telecommunications Facilities.* Ensure that telecommunications site users share and consolidate to the greatest extent possible all needed facilities, including buildings, access roads, parking areas, utilities, transmitters, towers, and antennas.



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Why is this important?

Some studies have linked telecommunication devices to headaches; earaches; blurring of vision; short-term memory loss; numbing, tingling, and burning sensations; sleep disorders; fatigue; and anxiety. Studies have shown that some types of telecommunication exposure may increase the risk of brain cancer and do biological damage through heating effects. Scientific studies show that prolonged exposure at very close proximity is necessary to produce such physical risks. Telecommunication facilities should be carefully located.

Environment: Potential adverse environmental impacts of telecommunication facilities may be minimized or mitigated with proper siting and restrictions on proliferation.

Economy: The visual qualities of a community may be enhanced if telecommunication facilities are hidden and/or kept to a minimum, retaining an unblemished viewshed that attracts people to the surrounding communities to live, work, and play.

Equity: Studies have shown that single and double strand DNA breaks in brain cells increased after exposure to radiofrequency (RF) emissions. Exposure to both continuous wave and pulsed RF emissions produced DNA damage. Double strand breaks, if not repaired, are known to lead to cell death. The potential risk of telecommunication facilities on human health can be prudently avoided through a precautionary approach and the careful siting of facilities.

How will results be achieved?

Implementing Programs

- PFS-5.a** ***Require Best Alternative Location.*** Require applicant to demonstrate that a proposed new telecommunication site is the only feasible or best alternative location. Require applicants for new telecommunication sites to provide technical information prepared by qualified professionals that sufficiently demonstrates that no other technically feasible site is available to provide adequate coverage, or that the site would avoid or lessen adverse impacts that are likely to occur at feasible alternative locations.
- PFS-5.b** ***Require Visual Impact Mitigation.*** Require any new telecommunications facility operator to reduce visual impacts through minimization of the number and size of structures, screening, and other appropriate mitigation, such as Stealth designs as detailed in the County Telecommunications Facilities Policy Plan.
- PFS-5.c** ***Require Visual Impact Studies.*** Require applicants of telecommunications facility projects to submit visual analyses that include photo-montage or photo-simulation techniques and/or erect story poles or similar devices to accurately depict potential visual impacts.
- PFS-5.d** ***Prohibit Installation of Facilities That Pose a Significant Threat.*** Prohibit installation or expansion of telecommunications facilities that would pose a significant threat to the health and survival of people, threatened or endangered species, or migratory birds, unless such facilities are necessary to protect public health, safety, or welfare.



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PFS-5.e ***Practice Prudent Avoidance.*** Locate telecommunication facilities away from schools, health facilities, and residential areas, unless no other feasible site is available.



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Figure 3-49 Relationships of Goals to Guiding Principles

This figure illustrates the relationships of each goal in this section to the Guiding Principles.

Goals	Guiding Principles											
	1. Link equity, economy, and the environment locally, regionally, and globally.	2. Minimize the use of finite resources and use all resources efficiently and effectively.	3. Reduce the use and minimize the release of hazardous materials.	4. Reduce greenhouse gas emissions that contribute to global warming.	5. Preserve our natural assets.	6. Protect our agricultural assets.	7. Provide efficient and effective transportation.	8. Supply housing affordable to the full range of our workforce and diverse community.	9. Foster businesses that create economic, environmental, and social benefits.	10. Educate and prepare our workforce and residents.	11. Cultivate ethnic, cultural, and socioeconomic diversity.	12. Support public health, safety, and social justice.
PFS-1 Adequate Public Facilities and Services							•	•	•		•	•
PFS-2 Sustainable Water Resources	•	•	•	•	•	•						•
PFS-3 Reduction, Safe Processing, and Reuse of Wastewater		•	•		•	•						•
PFS-4 Efficient Processing and Reduced Landfill Disposal of Solid Waste			•				•		•			•
PFS-5 Minimization of Telecommunications Facilities and Related Impacts	•		•		•							•



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How Will Success Be Measured?

Indicator Monitoring

Nonbinding indicators, benchmarks, and targets.¹ will help to measure and evaluate progress. This process will also provide a context in which to consider the need for new or revised implementation measures.

Indicators	Benchmarks	Targets
Per capita use of potable water.	299 gallons daily per capita in 2000.	No increase through 2020.
Per capita use of non-potable water for appropriate end-uses.	5 gallons daily per capita in 2000.	Increase through 2020.
Potable and non-potable water usage by County facilities.	123 acre feet potable water used and 48 non-potable acre feet used for a total of 171 acre feet used in 2000.	Decrease potable water use by 5% by 2020.
Per capita solid waste generation.	1.96 tons of waste per capita in 2000.	Decrease solid waste generation through 2020.
County Civic Center solid waste generation.	350.92 tons of waste were generated in 2000 while 269.02 tons were diverted from landfill.	Match any increase in solid waste generation with increased recycling through 2020.
Percent of solid waste diverted from landfills.	Diversion rate was 65% in 2000.	Increase diversion rate to 75% by 2010 and 80% by 2015.
Percent of County Civic Center solid waste diverted from landfills.	Diversion rate was 76.7% in 2000.	Maintain a diversion rate of 75% or higher.

¹Many factors beyond Marin County government control, including adequate funding and staff resources, may affect the estimated time frame for achieving targets and program implementation.



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Program Implementation

The following table summarizes responsibilities, potential funding priorities, and estimated time frames for proposed implementation programs. Program implementation within the estimated time frame¹ will be dependent upon the availability of adequate funding and staff resources.

**Figure 3-50
Public Facilities and Services Program Implementation**

Program	Responsibility	Potential Funding	Priority	Time Frame
PFS-1.a – Require Fair-Share Contributions.	CDA, Water Districts, Marin Cities and Towns	Existing budget	Medium	Ongoing
PFS-1.b – Plan for Service Expansion.	CDA, LAFCO, Marin Cities and Towns	Existing budget, fees	Medium	Ongoing
PFS-1.c – Prepare Naming and Sponsorship Guidelines.	MCOSD, CAO	Existing budget and may require additional grants or revenue ²	Medium	Ongoing
PFS-1.d – Reduce Demand on Public Facilities.	Water Districts, Marin Cities and Towns, CDA	Will require additional grants or revenue ²	Medium	Long term
PFS-2.a – Support and Integrate Water Conservation Efforts.	Water Districts, CDA, Marin Cities and Towns	Existing budget, fees, grants	Medium	Ongoing
PFS-2.b – Minimize the Demand for Water in New Development.	Water Districts, CDA, Marin Cities and Towns	Existing budget	Medium	Ongoing
PFS-2.c – Promote Ahwahnee Principles for Water Supply.	Water Districts, CDA, Marin Cities and Towns	Existing budget	Medium	Short term
PFS-2.d – Support Water Demand Planning.	Water Districts, CDA, Marin Cities and Towns	Existing budget, grants, fees	High	Ongoing
PFS-2.e – Conduct Water Planning Through LAFCO Studies.	LAFCO, CDA, CWPA	Will require additional grants or revenue ²	Medium	Med. term
PFS-2.f – Initiate a Water Conservation Program.	Water Districts, CDA, MCOSD, Marin Cities and Towns	Existing budget, grants, fees	Medium	Long term

¹ Time frames include: Immediate (0–1 years); Short term (1–4 years); Med. term (4–7 years); Long term (over 7 years); and Ongoing (existing programs already in progress whose implementation is expected to continue into the foreseeable future).

² Completion of this task is dependent on acquiring additional funding. Consequently, funding availability could lengthen or shorten the time frame and ultimate implementation of this program.



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Program	Responsibility	Potential Funding	Priority	Time Frame
PFS-2.g – Promote Xeriscaping and Native Plants.	Water Districts, CDA, County Parks	Existing budget grants, fees	Medium	Ongoing
PFS-2.h – Promote Site Appropriate, Low-Water Use, and Drought Tolerant Native Plants in Public Facilities.	County Parks	Existing budget, grants	Medium	Ongoing
PFS-2.i – Promote Water Saving Irrigation.	CDA, Water Districts	Existing budget	Medium	Ongoing
PFS-2.j – Upgrade West Marin Systems.	West Marin Water Districts, CDA	Existing budget, grants, fees	Medium	Ongoing
PFS-2.k – Investigate Tomales Bay Groundwater.	West Marin Water Districts, TBWC, CDA	Will require additional grants or revenue ²	Low	Long term
PFS-2.l – Reduce Energy Use from Water Facilities.	MMWD, NMWD, and Other Water Districts, CDA	Existing budget, grants, fees	Medium	Ongoing
PFS-2.m – Promote Onsite Rainwater Capture and Retention.	MMWD, NMWD, and Other Water Districts, CDA	Existing budget, grants, fees	Medium	Ongoing
PFS-2.n – Conduct Groundwater Recharge Study.	MMWD, NMWD, and Other Water Districts, CDA	Will require additional grants or revenue ²	Medium	Long term
PFS-2.o – Assess Project Impacts to Surface Water and Groundwater.	CDA, RWQCB	Existing budget, fees	Medium	Med. term
PFS-2.p – Investigate and Consider Appropriate Small-Scale Wastewater Reduction, Treatment Use Technologies.	CDA, Water and Sewer Districts, RWQCB	Existing budget and may require additional grants or revenue ²	Medium	Med. term
PFS-2.q – Adopt Tiered Billing Rates.	CDA, Water Districts	Existing budget	Medium	Med. term
PFS-2.r – Offset New Water Demand.	Water Districts, CDA	Existing budget and may require additional grants or revenue ²	High	Med. term
PFS-2.s – Require Sustainable Water Supply.	Water Districts, CDA	Existing budget and may require additional grants or revenue ²	High	Long term
PFS-2.t – Manage Groundwater.	CDA	Existing budget and may require additional grants or revenue ²	Medium	Med. term



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Program	Responsibility	Potential Funding	Priority	Time Frame
PFS-3.a - Reduce Wastewater Volume.	CDA, Water and Sewer Districts, RWQCB	Existing budget, grants, fees	Medium	Med. term
PFS-3.b - Promote Water Conservation.	CDA, Water and Sewer Districts	Existing budget, grants, fees	Medium	Ongoing
PFS-3.c - Update Septic Standards.	CDA	Existing budget	High	Ongoing
PFS-3.d - Enforce Regulations.	CDA	Existing budget	High	Ongoing
PFS-3.e - Explore Wastewater Disposal Alternatives.	Sewer Districts, CDA, RWQCB, Land Management Agencies	Existing budget	High	Short term
PFS-3.f - Develop Appropriate Wastewater Treatment Technologies.	Sewer Districts, CDA	Existing budget and may require additional grants or revenue ²	Medium	Ongoing
PFS-4.a - Reduce Heavy Metal Deposits.	US EPA, California EPA, CDA	Existing budget and may require additional grants or revenue ²	Medium	Med. term
PFS-4.b - Divert Construction Waste.	CDA	Existing budget	High	Ongoing
PFS-4.c - Reduce Waste at Landfill.	CDA	Existing budget	Medium	Med. term
PFS-4.d - Offer Waste Materials Recycling Education.	CDA, Hazardous Solid Waste JPA, Sanitary Landfill	Existing budget and may require additional grants or revenue ²	Medium	Med. term
PFS-4.e - Consider a West Marin Transfer Station.	CDA, Hazardous Solid Waste JPA, Sanitary Landfill	Will require additional grants or revenue ²	Medium	Long term
PFS-4.f - Best Management Practices at Landfill.	CDA, State Regulatory Agencies, Landfill Operators	Existing budget, grants, fees	High	Ongoing
PFS-4.g - Coordinate with Water Providers.	Water and Sewer Districts, CDA, California EPA	Existing budget, grants, fees	Medium	Long term
PFS-4.h -Prepare a Siting Element.	Hazardous and Solid Waste JPA	Will require additional grants or revenue ²	Medium	Long term
PFS-4.i - Promote Product Redesign.	CDA, State Regulatory Agencies	Will require additional grants or revenue ²	Medium	Ongoing / Long term



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Program	Responsibility	Potential Funding	Priority	Time Frame
PFS-4.j - Stimulate Waste-Reuse Economic Activities.	CDA	Will require additional grants or revenue ²	Medium	Ongoing / Long term
PFS-4.k - Phase In Highest and Best Use of Products.	CDA, State Regulatory Agencies	Will require additional grants or revenue ²	Medium	Ongoing / Long term
PFS-4.l - Food Waste Collection Program.	CDA, Solid Waste JPA	Will require additional grants or revenue ²	Medium	Ongoing / Long term
PFS-5.a - Require Best Alternative Location.	CDA	Existing budget	High	Ongoing
PFS-5.b - Require Visual Impact Mitigation.	CDA	Existing budget	High	Ongoing
PFS-5.c - Require Visual Impact Studies.	CDA	Existing budget	High	Ongoing
PFS-5.d - Prohibit Installation of Facilities That Pose a Significant Threat.	CDA	Existing budget	High	Ongoing
PFS-5.e - Practice Prudent Avoidance.	CDA	Existing budget	High	Ongoing



BUILT ENVIRONMENT ELEMENT

3.12 Planning Areas

Background

In addition to the four environmental corridors, there are seven planning areas that define Marin County. Six of the planning areas make up the City-Centered and Baylands corridors, and generally represent the watersheds that drain to the bay. The seventh planning area covers both the Coastal and Inland Rural corridors of West Marin (see Map 3-33, Planning Areas). The seven planning areas are

- ◆ Novato
- ◆ Las Gallinas
- ◆ San Rafael Basin
- ◆ Upper Ross Valley
- ◆ Lower Ross Valley
- ◆ Richardson Bay
- ◆ West Marin

Planning Area I — Novato

Background

The Novato planning area is generally bounded by Big Rock Ridge to the south, Stafford Lake to the west, the Sonoma County line to the north, and the Petaluma River and San Pablo Bay to the east. This area includes the City of Novato and Rancho Olompali State Park; the unincorporated communities of Green Point, Black Point, Bel Marin Keys, Loma Verde, and Indian Valley; and neighborhoods along Atherton Avenue and Vineyard Road. Black Point/Green Point and Indian Valley have adopted community plans.

Key Trends and Community Development Activities

- ◆ Population in the planning area increased from 49,985 in 1980 to 54,515 in 1990, decreasing to 54,506 in 2000. This reflects an overall increase of 9.0% over 20 years.
- ◆ The number of employed residents increased steadily during the same period, from 25,658 in 1980 to 30,538 in 1990 to 32,043 in 2000, a 24.9% increase overall.
- ◆ The number of jobs in the planning area has more than doubled in the past 20 years, from 13,783 in 1980 to 18,230 in 1990 to 27,879 in 2000, a 102% increase between 1980 and 2000. This resulted in a corresponding decrease in the number of employed residents per job from 1.86 in 1980 to 1.15 by 2000.
- ◆ There were 21,719 housing units in the planning area in 2000, of which 2,725 were in the unincorporated area.



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- ◆ Over 8.2 million square feet of commercial space is located in the planning area, of which over 96% is in the City of Novato.
- ◆ Construction of the Buck Institute, which includes office and research space, was completed in 1999. Employee housing will be included in future phases.
- ◆ Redevelopment of Hamilton Field has resulted in near-completion of all new residential units, while construction of nonresidential structures continues.
- ◆ A significant amount of bayfront lands have been protected as permanent open space through the acquisition of the Hamilton Army Airfield runways, lands around Bahia and Gness Field, and the former Bel Marin Keys Unit V residential development proposal.
- ◆ Novato Community Hospital completed its new facility.
- ◆ The 592,000-square-foot Vintage Oaks shopping center was completed.
- ◆ Rush Creek, an 89-unit single-family subdivision, was completed.

Figure 3-51 Land Use and Demographic Data for the Novato Planning Area (PA #1)

Information Category	1980 Actual	1990 Actual	2000 Actual	Theoretical Buildout
Demographics				
Population	49,985	54,515	54,506	62,934
Households	17,462	20,812	21,178	24,868
Average Household Size	2.86	2.62	2.57	2.53
Employed Residents	25,658	30,538	32,043	36,601
Jobs	13,783	18,230	27,879	44,944
Employed Residents/Job	1.86	1.68	1.15	0.75
Land Use				
Housing Units	18,513	21,413	21,719	25,315
Novato	15,971	18,782	18,994	22,185
Unincorporated Area	2,542	2,631	2,725	3,130
Commercial/Industrial sq. ft.	<i>Census</i>	5,746,557	8,252,697	16,398,103
Cities and Towns	<i>Data Not</i>	5,371,404	7,943,377	15,924,611
Unincorporated Area	<i>Available</i>	375,153	309,320	473,492

Sources: U.S. Census, Association of Bay Area Governments, Marin County Community Development Agency.





Planning Area Goals and Policies

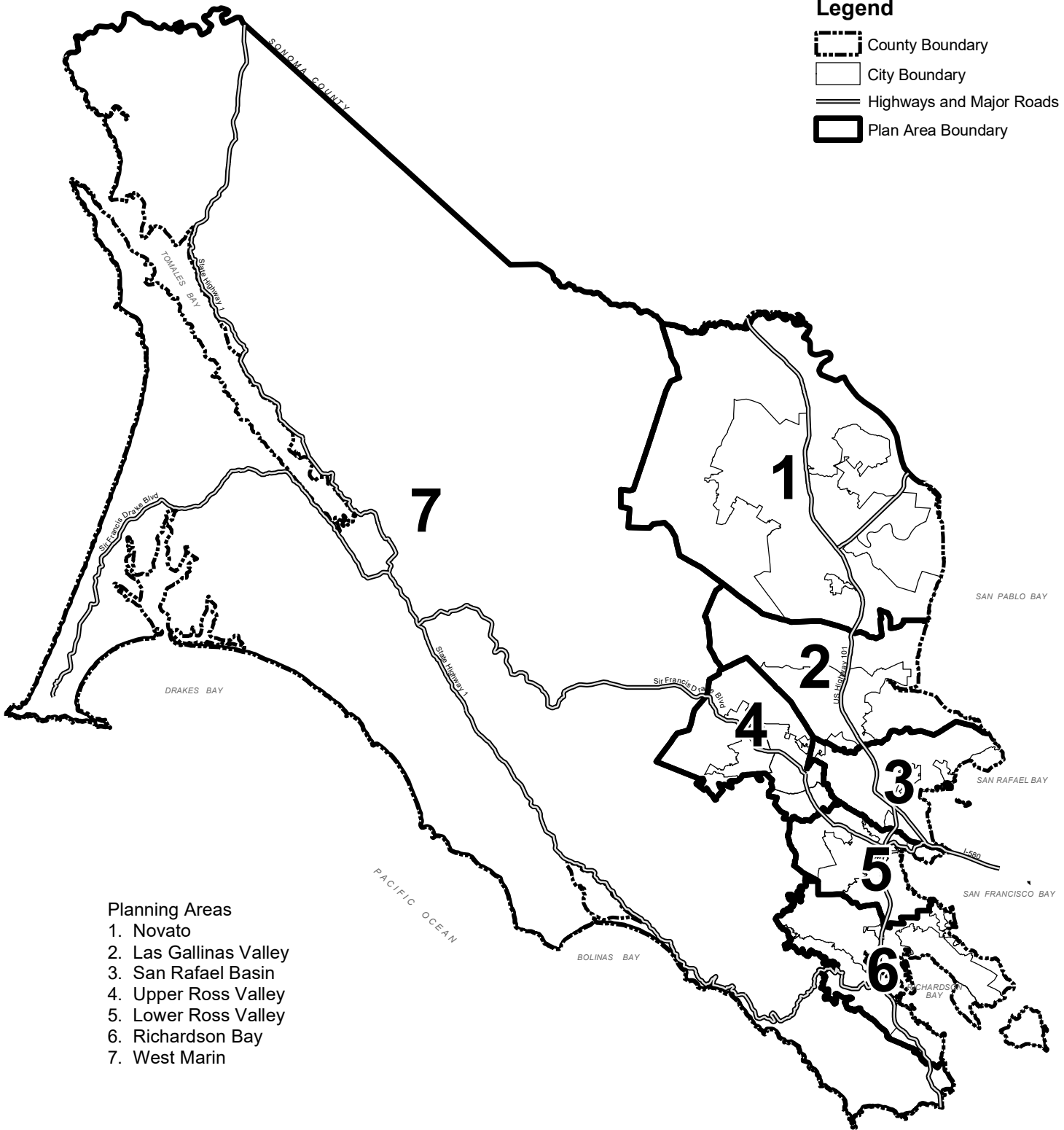
Within the planning area there are two adopted community plans: Black Point (1978) and Indian Valley (2003). Policies contained in those plans govern land use within those communities. Portions of Black Point may require amendment in accordance with Policy CD-4.1.

The following land use maps graphically represent land use policies for the planning area:

MAP 3-33 PLANNING AREAS

Legend

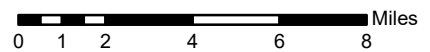
-  County Boundary
-  City Boundary
-  Highways and Major Roads
-  Plan Area Boundary



Planning Areas

1. Novato
2. Las Gallinas Valley
3. San Rafael Basin
4. Upper Ross Valley
5. Lower Ross Valley
6. Richardson Bay
7. West Marin

SOURCE: Marin County Community Development Agency



THIS MAP WAS DEVELOPED FOR GENERAL PLAN PURPOSES.
THE COUNTY OF MARIN IS NOT RESPONSIBLE OR LIABLE FOR
USE OF THIS MAP BEYOND ITS INTENDED PURPOSE.

Date: July 6, 2005

File: Planning Areas.mxd





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<u>Map#</u>	<u>Area Covered</u>
1.1	North Novato (two maps)
1.2	West Novato
1.3	Indian Valley
1.4	Southwest Novato
1.5	Black Point
1.6	Bel Marin Keys
1.7	Loma Verde

What Are the Desired Outcomes?

GOAL PA-I

Land Use Policies for the Novato Planning Area. Specific policies for communities not covered by community plans in the Novato planning area are as follows:

PA-1.1 Designate Land Use in North Novato. Most of the lands east of the Northwestern Pacific Railroad tracks are within the Baylands Corridor. Lands north of Gness Field, Birkenstock, and the Buck Center and not within the Baylands Corridor are in the Inland Rural Corridor. Developed parcels not within the Baylands Corridor and south of Olompali State Park are in the City-Centered Corridor.

Publicly owned lands shall be designated *open space*, exclusive of Gness Field, which shall retain its Industrial land use designation with a Public Facilities combining designation, consistent with the approved and planned development under the Airport Land Use Master Plan. Lands within the City-Centered Corridor and Baylands Corridor shall be designated for *industrial* use at an FAR of .04 to .35, with master plans required for development; for *planned residential* at a density of 1 unit per 1 to 10 acres; for *recreational-commercial* use at an FAR of .01 to .03; and *agriculture and conservation* at a residential density of 1 unit per 10 to 60 acres. Commercial uses on lands surrounding the airport shall be limited to those that are airport related or compatible with the airport.

PA-1.2 Designate Land Use in West Novato. Land use for West Novato shall include the following: *single-family residential*, ranging from 4 units per acre to 1 unit per 5 acres; *planned residential*, ranging from 1 unit per acre to 1 unit per 10 acres; and *agriculture*, ranging from 1 unit per 1 acre to 1 unit per 60 acres. Publicly owned open space is also designated.

PA-1.3 Designate Land Use in Southwest Novato. Land use in the Southwest Novato area shall include *agriculture* at 1 unit per 31 to 60 acres. Publicly owned open space is also designated.

PA-1.4 Designate Land Use in Bel Marin Keys. Portions of Bel Marin Keys such as tidal marshes and low-lying grasslands are within the Baylands Corridor. Agricultural land uses shall be designated as agriculture and conservation at a density of 2 to 10 acres per



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housing unit. In the developed portion of Bel Marin Keys, *multi-family residential* density shall be designated at 11 to 30 units per acre and *single-family* density at 1 to 7 units per acre.

Lands owned by the Coastal Conservancy undergoing wetland habitat restoration and other publicly owned lands shall be designated as *open space*.

PA-1.5 **Designate Land Use in Loma Verde.** Land use in Loma Verde shall include *single-family residential*, ranging from 7 units per acre to 1 unit per 5 acres. The Loma Verde School is designated as a public facility and *single-family residential* at 4 to 7 units per acre.

Planning Area 2 — Las Gallinas

Background

The Las Gallinas planning area includes the Lucas (Gallinas) and Santa Margarita valleys and is bounded by Big Rock Ridge to the north, the bay to the east, San Pedro Ridge to the south, and the Terra Linda Divide to the west. It includes Terra Linda, which is part of the City of San Rafael, and the unincorporated communities of Marinwood and Santa Venetia, along with the Los Ranchitos neighborhood. This area also includes the St. Vincent's School for Boys, Silveira Ranch, and China Camp State Park.

Key Trends and Community Development Activities

- ◆ Population in the planning area decreased from 26,788 in 1980 to 25,563 in 1990, and then increased to 28,615 in 2000, a net increase of 6.8% over 20 years.
- ◆ The number of employed residents increased between 1980 and 1990 from 14,239 to 16,778 but decreased to 16,157 by 2000. This reflects a 20-year increase of 13.5%.
- ◆ The number of jobs in the planning area increased from 13,789 in 1980 to 18,412 in 1990 but decreased to 16,275 in 2000, a net 18.0% increase, which reduced the number of employed residents per job from 1.03 to 0.99.
- ◆ There were 11,915 housing units in the planning area in 2000, 4,251 of which were in the unincorporated area.
- ◆ Nearly 5 million square feet of commercial space are located in the planning area, of which only 5% is in the unincorporated area.
- ◆ Rotary Valley, an 80-unit senior housing complex, was completed.
- ◆ Open space along Big Rock Ridge has been acquired in fee-title or by easement.



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Figure 3-52 Land Use and Demographic Data for the Las Gallinas Planning Area (PA #2)

Information Category	1980 Actual	1990 Actual	2000 Actual	Theoretical Buildout
Demographics				
Population	26,788	25,563	28,615	34,673
Households	9,732	10,254	11,687	15,204
Average Household Size	2.75	2.49	2.45	2.21
Employed Residents	14,239	16,778	16,157	19,552
Jobs	13,789	18,412	16,275	20,736
Employed Residents/Job	1.03	0.91	0.99	0.94
Land Use				
Housing Units	9,353	10,629	11,915	15,193
Cities and Towns	5,632	6,626	7,664	10,159
Unincorporated Area	3,721	4,003	4,251	5,034
Commercial/Industrial sq. ft.	<i>Census</i>	4,345,725	4,937,881	6,917,718
Cities and Towns	<i>Data Not</i>	4,179,232	4,693,166	6,082,356
Unincorporated Area	<i>Available</i>	166,493	244,715	835,362

Sources: U.S. Census, Association of Bay Area Governments, Marin County Community Development Agency.

Planning Area Goals and Policies

The Las Gallinas Planning Area includes lands within the Baylands and City-Centered corridors. The following land use maps graphically represent land use policies for the planning area:

Map #	Area Covered
2.1	Lucas Valley Environs
2.2	Lucas Valley
2.3	Marinwood
2.4	St. Vincent's and Silveira
2.5	Santa Venetia (two maps)
2.6	Los Ranchitos

What Are the Desired Outcomes?

GOAL PA-2

Land Use Policies for the Las Gallinas Planning Area. Specific policies for communities in the planning area are as follows:

- PA-2.1 Designate Land Use in Lucas Valley Environs.** Land use designations for the more rural portions of Lucas Valley (excluding the more urbanized area) shall include the following: *planned residential* at 1 unit per acre to 1 unit per 10 acres, and *agriculture* at 1 unit per acre to 1 unit per 60 acres. Open space is also designated. In addition, the third phase of the Lucasfilm project has an approved master plan and is considered



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legally vested. In the event the property owner does not wish to proceed with this final phase, alternatives such as employee and workforce housing – provided they do not increase peak-hour traffic impacts beyond that permitted by the master plan – will be explored.

PA-2.2 Designate Land Use in Lucas Valley. Land use designations for the more urbanized portions of Lucas Valley shall include *single-family residential*, ranging from 4 to 7 units per acre, and *general commercial* at an FAR of .1 to .2. Two sites shall be designated for use as *public facilities* or for *single-family residential* at 4 to 7 units per acre and *multi-family residential* at 5 to 16 units per acre.

PA-2.3 Designate Land Use in Marinwood. Land use designations for Marinwood shall include *single-family residential* at 7 units per acre to 1 unit per 5 acres; *multi-family residential* at 5 to 30 units per acre; *planned residential* at 1 unit per acre to 1 unit per 10 acres; *office commercial* at an FAR of .1 to .2; and *retail commercial* at an FAR of .1 to .4 and residential density of 10 to 30 units per acre. Land shall be designated for *open space* and *public facilities* or *single-family residential* at 4 to 7 units per acre.

The Marinwood Shopping Center has been identified as a reuse site because of its underutilization, dated architectural style, and limited tenant mix. Redevelopment of the center, which includes all parcels between Miller Creek Road, Marinwood Avenue, Highway 101, and Miller Creek, shall be designed as a cohesive unit subject to an approved specific or master plan. This plan shall create a central gathering place, target resident-serving retail uses and housing consistent with the proposed HOD, and incorporate best practices for mixed-use, sustainable, pedestrian-friendly design.

The Oakview property shall be designated for residential development only; no commercial uses shall be permitted, other than a residential care facility.

PA-2.4 Designate Land Use in Santa Venetia. Land use for Santa Venetia shall include *single-family residential* at 1 to 7 units per acre; *multi-family residential* at 1 to 30 units per acre; *planned residential* at 1 unit per acre to 1 unit per 1 to 10 acres; *general commercial* at an FAR of .05 to .1; *office commercial* at an FAR of .1 to .35; *retail commercial* at an FAR of .1 to .35; and *recreational commercial* at an FAR of .25 to .35. Land shall be designated for *open space* and for *public facilities* or *single-family residential* at 1 to 7 units per acre.

PA-2.5 Designate Land Use in Los Ranchitos. Land use for Los Ranchitos shall include *single-family residential* at 1 unit per 1 to 5 acres, and *planned residential* at 1 unit per 1 to 10 acres.



BUILT ENVIRONMENT ELEMENT

St. Vincent's and Silveira

Background

The St. Vincent's and Silveira area consists of approximately 1,110 acres east of Highway 101 in the unincorporated area of the County between the cities of San Rafael and Novato. The area includes two properties: the 770-acre Catholic Youth Organization/St. Vincent's School for Boys and the 340-acre Silveira Family ranch. The Silveira land has been held by the family for generations, and used mainly for dairy ranching since about 1900. The land known as St. Vincent's was gifted by Timothy Murphy (who received a large land grant from the Mexican government when California was under Mexican rule) to the Archdiocese upon his death. Around 1855, an orphanage and school began operation. Today, the school is run by the Catholic Youth Organization and provides shelter and services to disadvantaged and troubled boys. The school building is a California historical landmark and is partly visible from Highway 101. Each property represents a distinct legacy in the history of Marin County.

The Marin Countywide Plan, first adopted in 1973, included the St. Vincent's and Silveira lands within the eastern City-Centered Corridor. This effectively designated them as an urban reserve area to be considered for suburban or urban development upon eventual annexation to the City of San Rafael. San Rafael and the County have conducted three planning studies for the properties, the most recent one completed in 2000. Each of these studies was premised on annexation to and development within the City of San Rafael. Furthermore, the City had indicated in their planning documents their intention of annexing the area. The 1994 Marin Countywide Plan also presumed annexation of these two parcels to, and development within, the City of San Rafael.

In 2003 the City Council of San Rafael decided not to annex the properties and submitted a request to the Local Agency Formation Commission (LAFCO) to remove these lands from the City's Sphere of Influence. In June 2006, LAFCO removed the properties from San Rafael's sphere of influence. The removal of the sites from San Rafael's sphere of influence means that the City no longer intends to annex the area and approve urban development on the sites. Since LAFCO approved this request from the City of San Rafael, these parcels remain in the unincorporated area of the County.

As discussed above, this area has special significance for Marin County for many reasons. These include the historical significance of the church, St. Vincent's School, and other buildings; the visual and aesthetic appearance of the area; its topography; its archaeological resources; its environmental resources; and the area's importance as a physical and visual separator between the cities of Novato and San Rafael (see SV-2.1). It is important that planning for any development in this area take into consideration and respect the agricultural and historical legacies that exist in this area, and preserve these legacies for future generations. These considerations, along with the location of much of these properties within a 100-year flood plain and their County land use designation, would limit an urban level of development in this area. Should these properties eventually be annexed into the City of San Rafael, the City could choose to consider development at higher densities.

Natural Systems Goals and Policies

There are a number of protected resource areas on the St. Vincent's and Silveira lands, which include: tidelands; diked baylands, of which a portion are owned by the Las Gallinas Valley Sanitary District and



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used for wastewater ponds and irrigation; Miller Creek and its riparian corridor; lands within the 100-year floodplain; and hills leading up to Pacheco Ridge at the northern boundary of the site.

What Are the Desired Outcomes?

GOAL SV-I

Environmental Protection.

Policies

- SV-1.1** **Designate Land in the Baylands Corridor.** Land in the St. Vincent's and Silveira area that is included in the Baylands Corridor, as shown on Map 2-5, is subject to Baylands Corridor policies. Lands owned by the Las Gallinas Valley Sanitary District and used for ponds and wastewater irrigation should be preserved.
- SV-1.2** **Designate Low-Intensity Uses in the Historic Diked Baylands.** Continue to use these lands predominantly for agriculture. Permit low-intensity uses that do not involve extensive fill, such as passive recreational activities, and environmental education. Preservation and restoration to tidal and seasonal wetlands is the long-term goal for the diked baylands east of the railroad tracks.
- SV-1.3** **Protect Wetlands.** Consistent with wetland conservation policies in the Natural Systems and Agriculture Element, locate development to avoid tidal and seasonal wetland areas so that existing wetlands are preserved. Provide a buffer area of upland habitat adjacent to wetlands.
- SV-1.4** **Maintain the Miller Creek Corridor.** Consistent with streamside conservation policies in the Natural Systems and Agriculture Element, maintain the Miller Creek corridor east of Highway 101 as an open channel and enhance the creek. Require minimum setbacks of 100 feet from the top of each bank. Protect Miller Creek as the centerpiece of the watershed and an important natural habitat area.
- SV-1.5** **Protect the Silveira Corridor.** Protect the Silveira Corridor on the Silveira ranch to provide for scenic vistas and to retain the natural ecological connections among grasslands, valley oaks, the Miller Creek riparian corridor, and diked tideland habitats.
- SV-1.6** **Preserve Natural Habitats and Their Connectivity.** Preserve the connectivity of the natural habitats of the site in a way that will enhance habitat diversity, enable wildlife movement, and protect the habitats of birds, other wildlife, and endangered animal and plant species.
- SV-1.7** **Preserve Trees.** Protect major native oak groves and specimen oak trees. Preserve the native oak woodlands on Pacheco Ridge. Preserve healthy and safe eucalyptus groves, which support colonies of monarch butterflies and colonial nesting birds such as heron rookeries, and/or are known raptor nesting sites. See also BIO-1.3 and BIO-1.e.



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- SV-1.8 Restrict Development in Flood and Geologic Hazard Areas.** Restrict development in areas identified as having potential flood or geologic hazards, including unstable slopes and bay mud areas, as necessary to ensure public health and safety.
- SV-1.9 Retain the Natural Drainage Swale.** Retain the drainage swale and its discharge sources in the northwest section of the St. Vincent's property. Improve the swale as a natural drainage feature and enhance it as a wildlife corridor connecting the uplands with the Miller Creek riparian corridor.
- SV-1.10 Prepare a Plan for Storm Water Drainage and Flood Protection.** Prepare an areawide storm water drainage and flood protection plan prior to development in the area.
- SV-1.11 Protect Ridge and Upland Greenbelt Lands.** Ensure that land use in areas shown as Ridge and Upland Greenbelt is consistent with Ridge and Upland Greenbelt policies. Maintain Pacheco Ridge in its natural state as a community separator and a habitat resource. Maintain connections between oak woodlands on Pacheco Ridge and the Miller Creek riparian community and bayland habitats.

Built Environment Goals and Policies

What Are the Desired Outcomes?

GOAL SV-2

Comprehensive Site Planning.

Policies

- SV-2.1 Urban Development.** Consistent with Policy CD-6.1, designate land uses and densities that discourage requiring extensions of urban levels of service beyond urban service areas.
- SV-2.2 Require Master Plan.** Require a master plan for new uses or a large reuse project based on an environmental review. Minor expansion of existing uses and minor compatible new uses may be allowed without a master plan, provided they do not increase the development intensity of either property. Any proposal for development in the St. Vincent's and Silveira area should respect the land, honor the legacy of the human settlements from the Miwok to the St. Vincent's School for Boys to the Silveira family, limit the amount of traffic to and from the site, and be planned for long-term sustainability.
- SV-2.3 Allow for a Mix of Uses.** A variety of low-intensity and institutional uses may be appropriate for the St. Vincent's and Silveira properties, depending on a comprehensive analysis of potential impacts and suitability.

Residential development should emphasize workforce and senior housing, especially for very low or low income households, and special needs housing, rather than large



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estates. Examples of agricultural uses are vineyards, orchards, organic farming, a model farm, and related uses. Agriculture-related and other institutions; places of worship, education, and tourism; and small-scale hospitality uses, such as a country inn, a health spa, a small-scale resort, or a bed and breakfast with a restaurant or café, could also be appropriate uses. Nonresidential uses may be permitted in lieu of some dwelling units if the nonresidential uses do not exceed an equivalent level of peak hour traffic for the residential dwelling units.

On the St. Vincent's property, adaptive reuse of the "H" Complex could include a health spa, other visitor-serving and recreational uses, and residential and live/work uses; office, personal service, and ground floor retail; public and quasi-public uses such as a youth organization, offices, pastoral, or other similar uses, a child care center, and nonprofit programs.

On the Silveira Ranch, retention and reuse of the ranch house is encouraged to recognize the building's history. Examples of future uses could include a meeting center, museum, bed and breakfast, or similar use. The area around the house could be used for agriculture, a park or model farm, agricultural tourism and small-scale resort uses, or other low-impact educational or recreational purposes.

SV-2.4 Cluster Development. New non-agricultural development (e.g., building footprints, roads, and parking) on either the St. Vincent's or the Silveira property shall be restricted to up to 5% of the land area of each property, or as determined through a site-specific analysis of agricultural and environmental constraints and resources, observing habitat protection policies including, but not limited to, streamside conservation, ridge and upland greenbelt, wetlands, tidelands, and community separation. Existing development shall not be counted toward the 5% restriction for the land area for each property.

In addition, development (e.g., educational/social service) on the St. Vincent's property should be clustered around the H complex, with the Chapel and the H complex buildings retained as the community center as determined by a master plan process.

SV-2.5 Establish Land Use Categories. The St. Vincent's and Silveira properties are assigned the Planned Designation – Agricultural and Environmental Resource Area land use category. Potential uses include agriculture and related uses, residential development, education and tourism, places of worship, institutional uses, and small-scale hospitality uses, as described more fully in SV-2.3.

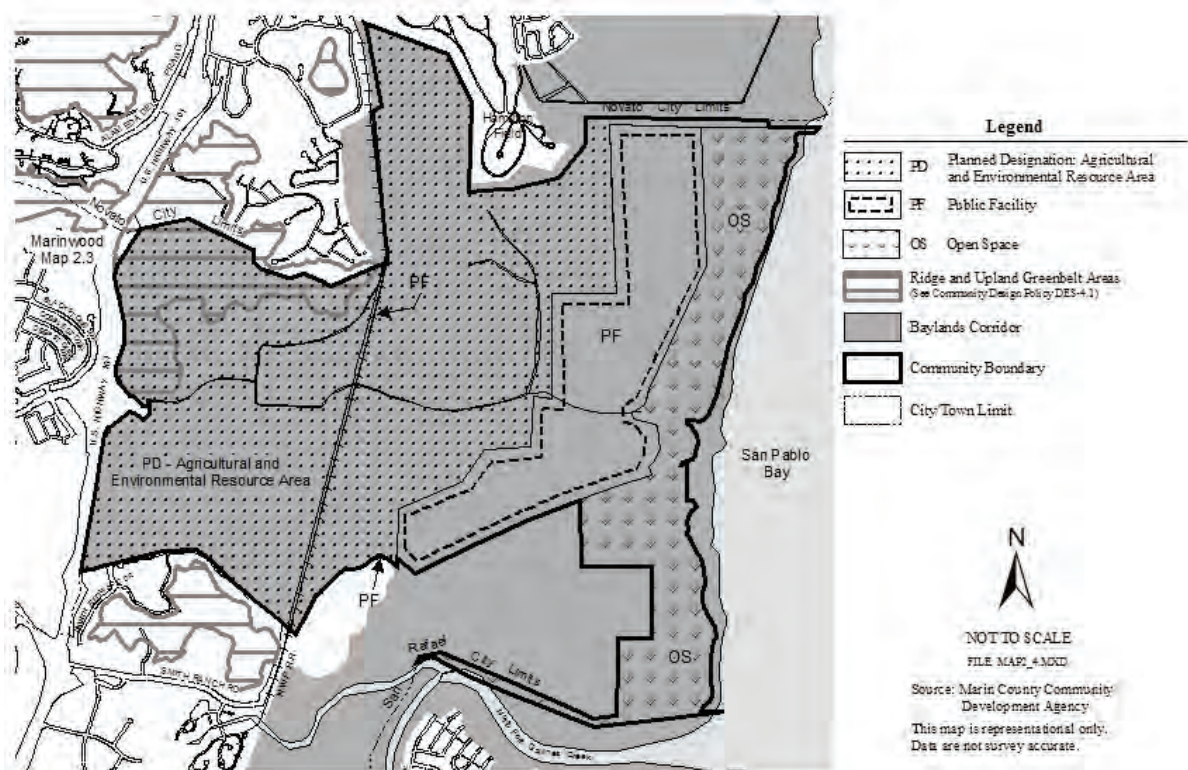
In addition to existing uses, a total of up to 221 dwelling units for the combined St. Vincent's and Silveira sites may be allowed consisting of up to 121 market-rate dwelling units plus up to 100 additional dwelling units for very low and/or low income households. Dwelling units shall be allocated proportionally to the respective St. Vincent's and Silveira areas, based on the total acreage of the St. Vincent's and Silveira sites as determined by the County at the time of the first application for development of more than four units or their equivalent.



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Within these standards, the master plan approval process will determine the specific development suitable for these properties, taking into consideration environmental constraints and the community benefits associated with providing a higher ratio of housing affordable to low and very low income persons and smaller residential unit sizes. Pursuant to the PD-Agricultural and Environmental Resource Area land use category, nonresidential uses, assisted senior housing, or other senior care facilities may be permitted in lieu of some dwelling units, provided that the impacts of the senior care and other nonresidential development on peak hour traffic do not exceed those projected for all residential development being replaced plus existing baseline trips.

St. Vincent's and Silveira Land Use Policy Map



SV-2.6 **Avoid Impact of Odors from Sewage Treatment Plant.** Avoid impacts associated with odors from the Las Gallinas Valley sewage treatment plant and ponds.

SV-2.7 **Consider Noise Impacts.** Consistent with noise standards established in the Noise Element, any development must provide acceptable outdoor noise levels. In order to



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preserve views of the area, a noise attenuation sound wall adjacent to the freeway shall be prohibited.

Design Goals and Policies

What Are the Desired Outcomes?

GOAL SV-3

Design Excellence.

Policies

- SV-3.1** **Ensure Sensitivity of Development.** Ensure that development is sensitive to the character of the land. Retain the existing natural topography to the greatest extent possible. Keep cut and fill to a minimum.
- SV-3.2** **Protect Existing Views.** Development shall not negatively impact existing views of Pacheco Ridge, the Chapel, the bucolic setting, and the bay as seen from Highway 101. The properties shall continue to function as a visual buffer separating the cities of San Rafael and Novato.
- SV-3.3** **Orient Development Toward Miller Creek.** In areas adjoining Miller Creek, development shall be set back from as well as oriented toward the creek in order to encourage preservation of the creek as an environmental resource. Development should not turn its back on the creek.
- SV-3.4** **Respect Historic Architecture.** There should be a sense of arrival at a place with both a history and a valued natural environment. Design shall respect the historic architectural style.
- SV-3.5** **Conserve Resources.** Site and design buildings to incorporate all feasible resource conserving features, such as solar orientation of streets and structures, native and drought tolerant landscaping, active and passive solar designs, and alternative and/or recycled construction materials for buildings.

Historical Resources Goals and Policies

What Are the Desired Outcomes?

GOAL SV-4

Cultural Resource Preservation.

Policies

- SV-4.1** **Preserve Historic Sites.** Preserve historic structures, particularly the chapel and the H complex on the St. Vincent's property, and the school building, which is a California



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historical landmark. Other St. Vincent's facilities should be retained as desired by the Catholic Youth Organization and integrated into future development plans.

- SV-4.2** **Preserve Archaeological Sites.** Protect known archaeological resources on the Silveira property and ensure that any archaeological resources discovered during development review and construction will be protected.

Housing Goals and Policies

What Are the Desired Outcomes?

GOAL SV-5

Affordable and Senior Housing.

Policies

- SV-5.1** **Encourage Affordable Housing.** Within the maximum number of units permitted, encourage the provision of affordable units above and beyond minimum inclusionary requirements through a variety of mechanisms, including density bonuses, financing assistance, grants, and partnerships with affordable housing providers.
- SV-5.2** **Encourage Senior Housing.** Anticipate the aging of Marin by creating a vibrant senior community serving a range of housing and income from very low to market rate supportive care needs.

Transportation Goals and Policies

What Are the Desired Outcomes?

GOAL SV-6

Transportation Choices.

Policies

- SV-6.1** **Provide Transportation Improvements.** In accordance with Policy TR-1.5, provide necessary transportation improvements identified in the Transportation Section of the Built Environment Element in conjunction with development.
- SV-6.2** **Continue Bay Trail Connection.** Continue the Bay Trail connection from Hamilton through the south side of the properties to the Sanitary District, and locate it so as to avoid sensitive habitat.
- SV-6.3** **Integrate Pedestrian and Bicycle Paths.** Integrate pedestrian and bicycle paths throughout the developed areas. If feasible, extend the Marinwood walking trail under Highway 101 with a pedestrian walkway along Miller Creek.



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- SV-6.4 Encourage Bus Transit Service.** Encourage local bus or shuttle services to stop at a shelter in the plaza near the chapel to improve access.
- SV-6.5 Use Traffic-Calming Street Design.** Encourage development that incorporates traffic-calming and pedestrian-enhancing techniques of street design.

Socioeconomic Goals and Policies

What Are the Desired Outcomes?

GOAL SV-7

Continued Social Services.

Policy

- SV-7.1 Support St. Vincent's Social Services.** Support continuation of social services provided by St. Vincent's School for Boys.

Planning Area 3 — San Rafael Basin

Background

The San Rafael Basin planning area includes the City of San Rafael south of San Rafael Hill and San Pedro Ridge, north of the Southern Heights Ridge and San Quentin Ridge, and east of San Anselmo with the bay to the east. There are five unincorporated pockets within this planning area: California Park, Upper Sun Valley, Bayside Acres, Country Club, and Point San Pedro.

Key Trends and Community Development Activities

- ◆ Population in the planning area increased from 31,613 in 1980 to 34,823 in 1990 and 40,078 in 2000, an increase of 26.8% over 20 years.
- ◆ The number of employed residents increased during the same period from 17,323 to 18,611 to 22,083, a 27.4% increase.
- ◆ The number of jobs in the planning area increased 43.4% in 20 years, from 19,570 in 1980 to 24,136 in 1990 to 28,073 in 2000, resulting in a corresponding decrease in the number of employed residents per job, from 0.89 to 0.79.
- ◆ There were 15,913 housing units in the planning area in 2000, 629 of which were in the unincorporated area.
- ◆ Over 8.9 million square feet of commercial space is located in the planning area, of which 99.9% is in the City of San Rafael.
- ◆ Downtown San Rafael has been reinvigorated through rehabilitation of civic and commercial buildings, and construction of housing and mixed-use projects.
- ◆ The Baypoint Lagoon residential project in the Canal area was completed.



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Figure 3-53 Land Use and Demographic Data for the San Rafael Basin Planning Area (PA #3)

Information Category	1980 Actual	1990 Actual	2000 Actual	Theoretical Buildout
Demographics				
Population	31,613	34,823	40,078	50,341
Households	13,876	14,527	15,483	19,616
Average Household Size	2.28	2.40	2.59	2.21
Employed Residents	17,323	18,611	22,083	24,416
Jobs	19,570	24,136	28,073	36,289
Employed Residents/Job	0.89	0.77	0.79	0.67
Land Use				
Housing Units	14,280	15,119	15,913	20,249
San Rafael	13,568	14,513	15,284	19,370
Unincorporated Area	712	606	629	879
Commercial/Industrial sq. ft.	<i>Census</i>	8,574,142	8,915,424	12,733,278
San Rafael	<i>Data Not</i>	8,563,165	8,904,447	12,707,797
Unincorporated Area	<i>Available</i>	10,977	10,977	25,481

Sources: U.S. Census, Association of Bay Area Governments, Marin County Community Development Agency.

Note: Build-out does not assume any units at quarry.

Planning Area Goals and Policies

The San Rafael Basin Planning Area is primarily within the City-Centered Corridor. The following land use maps graphically represent land use policies for the planning area:

Map #	Area Covered
3.1	Upper Sun Valley
3.2	Point San Pedro
3.3	Bayside Acres/Country Club
3.4	California Park

What Are the Desired Outcomes?

GOAL PA-3

Land Use Policies for the San Rafael Planning Area. The following policies shall guide the development of land in the unincorporated portions of the San Rafael Basin Planning Area:

- PA-3.1 Designate Land Use in Upper Sun Valley.** Land use in Upper Sun Valley shall include *single-family residential* at 2 to 4 units per acre and *planned residential* at 1 unit per 1 to 10 acres. Land is also designated for *open space* and *quasi-public use* (cemetery).



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The cemetery is also designated as *planned residential* at 1 unit per 1 to 10 acres. The farm adjacent to the cemetery should be annexed to the City of San Rafael at such a time that it is developed.

- PA-3.2 Designate Land Use in Point San Pedro.** Lands at the Point San Pedro Quarry shall be designated for *mineral resource conservation* during the period the quarry continues to operate. Applications for an updated quarry reclamation plan and updated quarry permit are currently pending. The quarry site shall also be designated Planned Designation-Reclamation Area in recognition of its potential future conversion to residential, marina, recreational, commercial, or similar uses consistent with the updated Quarry Reclamation Plan. Because the site is located within the sphere of influence for the City of San Rafael, the City will be provided the opportunity to annex the property and conduct future land use approvals. If the site remains subject to County jurisdiction, in order to comprehensively plan for alternative uses and provide a forum for public participation, a specific or master plan will be required to determine residential densities, commercial floor area, and habitat protection areas. No changes in density or land use intensities are proposed prior to approval of a specific or master plan. In order not to exceed current traffic levels, which include truck and other vehicle trips generated by quarry activity, the total number of dwelling units, or their equivalent in commercial or other uses, shall not exceed 75 dwelling units unless otherwise determined by a County-approved traffic study.
- PA-3.3 Designate Land Use in Bayside Acres and Country Club.** Land use for Bayside Acres and Country Club shall include *single-family residential* at densities ranging from 7 units per acre to 1 unit per 5 acres, and *recreational commercial* at an FAR of .005 to .01.
- PA-3.4 Designate Land Use in California Park.** Land use for California Park shall include *single-family residential* at densities ranging from 1 to 7 units per acre, *multi-family residential* at densities ranging from 1 to 30 units per acre, and *industrial* at an FAR of .1 to .33. Protect the freshwater wetlands in this area.

Planning Area 4 — Upper Ross Valley

Background

The Upper Ross Valley planning area includes the towns of Fairfax, Ross, and San Anselmo, as well as the unincorporated neighborhoods west and southwest of Fairfax and Sleepy Hollow.

Key Trends and Community Development Activities

- ◆ Population in the planning area decreased from 25,623 in 1980 to 24,196 in 1990 and increased again to 25,297 in 2000, a net decrease of 1.3% over 20 years.
- ◆ The number of employed residents increased during the same period from 13,500 to 13,687 to 14,459, a 7.1% increase.



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- ◆ The number of jobs in the planning area increased from 4,355 in 1980 to 6,065 in 1990 to 7,033 in 2000, a 20-year increase of 61.5%, resulting in a corresponding decrease in the number of employed residents per job, from 3.10 to 2.06.
- ◆ There were 10,823 housing units in the planning area in 2000, 1,192 of which were in the unincorporated area.
- ◆ Over 1.3 million square feet of commercial space are located in the planning area, of which only 2.4%, or 31,820 square feet, are in the unincorporated area.
- ◆ Baywood Canyon, a 17-home subdivision, was completed.
- ◆ A portion of Camp Tamarancho was acquired by the Open Space District.

Figure 3-54 Land Use and Demographic Data for the Upper Ross Valley Planning Area (PA #4)

Information Category	1980 Actual	1990 Actual	2000 Actual	Theoretical Buildout
Demographics				
Population	25,623	24,196	25,297	28,838
Households	10,420	10,171	10,504	12,090
Average Household Size	2.46	2.38	2.41	2.39
Employed Residents	13,500	13,687	14,459	17,208
Jobs	4,355	6,065	7,033	5,550
Employed Residents/Job	3.10	2.26	2.06	3.10
Land Use				
Housing Units	10,836	10,565	10,823	11,514
Upper Ross Valley	9,692	9,323	9,631	10,035
Unincorporated Area	1,144	1,242	1,192	1,479
Commercial/Industrial sq. ft.	<i>Census</i>	1,391,308	1,328,484	1,398,260
Upper Ross Valley	<i>Data Not</i>	1,316,993	1,296,664	1,351,433
Unincorporated Area	<i>Available</i>	74,315	31,820	46,817

Sources: U.S. Census, Association of Bay Area Governments, Marin County Community Development Agency.

Planning Area Goals and Policies

The following land use maps graphically represent the land use policies for the Upper Ross Valley, which is wholly within the City-Centered Corridor:

<u>Map #</u>	<u>Area Covered</u>
4.1	Sleepy Hollow
4.2	West Fairfax
4.3	Southwest of Fairfax



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What Are the Desired Outcomes?

GOAL PA-4

Land Use Policies for the Upper Ross Valley Planning Area. The following policies shall guide the development of land in the unincorporated portions of the Upper Ross Valley Planning Area:

- PA-4.1** **Designate Land Use in Sleepy Hollow and Surrounding Community.** *Single-family residential* densities shall range from 7 housing units per acre to 1 unit per 5 acres. *Multi-family residential* densities shall range from 1 to 4 units per acre. *Planned residential* development shall range from 1 unit per 1 to 10 acres. Land shall be designated for *public facilities* or *single-family residential* at 1 to 2 units per acre and for *open space*.
- PA-4.2** **Designate Land Use West of Fairfax.** *Single-family residential* density shall range from 7 units per acre to 1 unit per 20 acres. *Multi-family residential* density shall range from 11 to 30 units per acre. *Planned residential* density shall range from 1 unit per 1 to 10 acres. *General commercial* FAR shall be .05 to .15. *Agricultural* land use shall be established at 1 housing unit per 31 to 60 acres. Land shall be designated for publicly owned *open space*.
- PA-4.3** **Designate Land Use Southwest of Fairfax.** *Single-family residential* density shall be established at 1 to 7 units per acre. *Planned residential* density shall be 1 unit per acre to 1 unit per 10 acres. *General commercial* FAR shall be .05 to .15. Land shall be designated for *open space*.

Planning Area 5 — Lower Ross Valley

Background

The Lower Ross Valley planning area includes lands south of Southern Heights and San Quentin Ridges, north of Corte Madera Ridge, and east of Phoenix Lake. It includes the City of Larkspur, the Town of Corte Madera, and the unincorporated communities of Kentfield, Greenbrae, San Quentin, and the Greenbrae Boardwalk. Kentfield and Greenbrae have an adopted community plan.

Key Trends and Community Development Activities

- ◆ Population in the planning area increased from 29,220 in 1980 to 31,451 in 1990 to 34,366 in 2000, an increase of 17.6% over 20 years.
- ◆ The number of employed residents increased during the same period from 14,313 to 16,585, a 15.9% increase.
- ◆ The number of jobs in the planning area has increased substantially, from 12,991 in 1980 to 20,589 in 1990 to 22,674 in 2000 (a 74.5% increase), which has decreased the number of employed residents per job from 1.10 to 0.73.



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- ◆ There were 13,168 housing units in the planning area in 2000, 2,905 of which were in the unincorporated area.
- ◆ Nearly 5 million square feet of commercial space are located in the planning area, of which only 336,937 square feet are in the unincorporated area.
- ◆ The former Ross Hospital has been redeveloped into housing.
- ◆ Additional housing, much of it affordable, is under construction near Larkspur Landing.

Figure 3-55 Land Use and Demographic Data for the Lower Ross Valley Planning Area (PA #5)

Information Category	1980 Actual	1990 Actual	2000 Actual	Theoretical Buildout
Demographics				
Population	29,220	31,451	34,366	28,839
Households	11,396	11,933	12,731	13,116
Average Household Size	2.56	2.64	2.70	2.25
Employed Residents	14,313	15,768	16,585	17,391
Jobs	12,991	20,589	22,674	19,446
Employed Residents/Job	1.10	0.77	0.73	0.89
Land Use				
Housing Units	11,693	12,394	13,168	14,189
Lower Ross Valley	8,884	9,683	10,263	11,051
Unincorporated Area	2,809	2,711	2,905	3,138
Commercial/Industrial sq. ft.	<i>Census</i>	4,602,495	4,962,780	5,471,054
Lower Ross Valley	<i>Data Not</i>	4,260,138	4,625,843	5,131,373
Unincorporated Area	<i>Available</i>	342,357	336,937	339,681

Sources: U.S. Census, Association of Bay Area Governments, Marin County Community Development Agency.

Note: Build-out figures do not factor in San Quentin reuse.

Planning Area Goals and Policies

Within the planning area, the Kentfield/Greenbrae Community Plan (1987) and Kent Woodlands Land Use Policy Report (1995) govern land use within the Kentfield/Greenbrae area and Kent Woodlands, respectively. The following land use maps graphically represent land use policies for the planning area:

<u>Map #</u>	<u>Area Covered</u>
5.1	Kentfield (two maps)
5.2	Lucky Drive/Greenbrae Boardwalk
5.3	San Quentin



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What Are the Desired Outcomes?

GOAL PA-5

Land Use Policies for the Lower Ross Valley Planning Area. The following policies are specific to areas not subject to the Kentfield plan policies:

- PA-5.1** **Designate Land Use in the Greenbrae Boardwalk.** Land shall be designated for *single-family residential* use at densities ranging from 2 to 7 units per acre. The railroad right-of-way shall be designated as a *public facility*. Land use for the Greenbrae Boardwalk area is shown on Land Use Map 5.2. The Greenbrae Boardwalk has significant wetland areas that should be protected.
- PA-5.2** **Designate Land Use in San Quentin.** San Quentin is expected to remain a state prison for the duration of this Countywide Plan and is therefore designated Public Facilities, reflecting its current use. No other designation or policy is established by this plan. However, should non-prison uses become feasible in the future, consideration could be given to development that is less than or equal to the energy and resource consumption and traffic generation of the current prison use.

Planning Area 6 — Richardson Bay

Background

The Richardson Bay planning area includes lands southeast of Mount Tamalpais, south of Corte Madera Ridge, and north of Fort Baker. It includes all of the Tiburon Peninsula; the cities of Belvedere, Sausalito, and Mill Valley; the Town of Tiburon; and the unincorporated communities of Strawberry, Marin City, and Tamalpais Valley, as well as the unincorporated neighborhoods of Alto, Homestead Valley, Almonte, Muir Woods Park, and the houseboat docks on Richardson Bay. There are adopted community plans for Marin City, Strawberry, and Tamalpais, which includes Tamalpais Valley, Homestead Valley, Almonte, and Muir Woods Park. The Marin City and Strawberry shopping centers, as well as the Tamalpais commercial area, are targeted for mixed-use opportunities. The planning area has been the subject of several recent studies, including the Richardson Bay Boat Dock Study, Comprehensive Transportation Management Plan and Community Development Activities, and analysis by LAFCO to address spheres of influence in the area.

Key Trends and Community Development Activities

- ◆ Population in the planning area decreased slightly from 47,983 in 1980 to 47,755 in 1990 and then increased to 52,094 in 2000, an increase of 8.6% over 20 years.
- ◆ The number of employed residents increased during the same period from 27,903 to 32,166, a 15.3% increase.
- ◆ The number of jobs in the planning area has increased significantly in the past 20 years, from 12,113 in 1980 to 15,050 in 1990 to 19,627 in 2000, a 62% increase. The number of employed residents per job decreased from 2.30 to 1.64.



BUILT ENVIRONMENT ELEMENT

- ◆ There were 25,092 housing units in the planning area in 2000, 9,343 of which were in the unincorporated area. This reflects a 12.0% increase in the total number of units and a 7.0% increase in the number of units for the unincorporated area since 1980.
- ◆ There are over 4.4 million square feet of commercial space located in the planning area, of which nearly 1.1 million square feet are in the unincorporated area.
- ◆ The Marin City USA project was completed with a retail center of 186,000 square feet, 85 ownership residential units, and 255 apartments. Of the units, 136 are designated as affordable.
- ◆ The Richardson Bay Dock and Boat Study, completed in 2000, identified approximately 75 existing boat docks and the potential for 7 additional individual boat docks that could be constructed without significant environmental impacts. In addition, approximately 150 boat docks have been identified in Paradise Cay along with plans for an increase to approximately 200 docks. Dredging districts in both the Strawberry and Paradise Cay communities continue to fund and conduct periodic maintenance dredging.
- ◆ The 100,000-square-foot Belvedere Place office buildings, located above Strawberry Center, were completed.
- ◆ The Fireside Motel affordable housing plan is under construction; it will provide 50 units, many of which are set aside for seniors.
- ◆ An expansion of Strawberry Village is complete and includes workforce housing above stores at the shopping center for the first time.
- ◆ The Waldo Point Harbor Master Plan was approved by the Board of Supervisors and the Bay Conservation and Development Commission.
- ◆ Ridgeland above Marin City were acquired and included in the Golden Gate National Recreation Area.
- ◆ The 30-unit Braun Court housing project was completed; it includes 16 affordable housing units.
- ◆ Tam Junction continues to be the gateway to West Marin, and is impacted by visitor and recreational traffic.
- ◆ A master plan process is under way for portions of the Marin City Community Service District area for a new community center, and commercial mixed-use residential project.



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Figure 3-56
Land Use and Demographic Data for the Richardson Bay Planning Area (PA #6)

Information Category	1980 Actual	1990 Actual	2000 Actual	Theoretical Buildout
Demographics				
Population	47,983	47,755	52,094	58,354
Households	21,508	22,491	24,106	27,088
Average Household Size	2.23	2.12	2.16	2.17
Employed Residents	27,903	29,785	32,166	39,120
Jobs	12,113	15,050	19,627	19,073
Employed Residents/Job	2.30	1.98	1.64	2.05
Land Use				
Housing Units	22,405	23,542	25,092	26,988
Richardson Bay	13,673	14,976	15,749	16,332
Unincorporated Area	8,732	8,566	9,343	10,656
Commercial/Industrial sq.ft.	<i>Census</i>	4,120,406	4,458,075	5,381,838
Richardson Bay	<i>Data Not</i>	3,247,893	3,390,139	4,234,173
Unincorporated Area	<i>Available</i>	872,513	1,067,936	1,147,665

Sources: U.S. Census, Association of Bay Area Governments, Marin County Community Development Agency.

Planning Area Goals and Policies

Within the planning area there are three community plans: Marin City (1992), Strawberry (1982), and Tamalpais (1992). These provide specific policies that affect land use within the communities. The Marin City Redevelopment Plan of 1994 provides additional policy direction for portions of Marin City.

The following land use maps graphically represent land use policies for the planning area:

<u>Map #</u>	<u>Area Covered</u>
6.1	Tamalpais (five maps)
6.2	Marin City
6.3	Strawberry (two maps)
6.4	Waldo Point
6.5	Tiburon Peninsula



BUILT ENVIRONMENT ELEMENT

What Are the Desired Outcomes?

GOAL PA-6

Land Use Policies for the Richardson Bay Planning Area. The following policies shall guide the development of land in the unincorporated portions of the Richardson Bay Planning Area not subject to a community plan:

- PA-6.1** **Designate Land Use in Waldo Point.** *Floating home* density shall be designated at 4 to 7 units per acre. *Retail commercial* FAR shall be .2 to .63.
- PA-6.2** **Designate Land Use on the Tiburon Peninsula.** *Single-family residential* densities shall range from 7 units per acre to 1 unit per 5 acres. *Multi-family residential* densities shall range from 1 to 4 units per acre. *Planned residential* density shall range from 1 unit per 1 to 10 acres. Land within Tiburon’s sphere of influence, such as the unincorporated islands along Paradise Drive, should be considered for annexation to the Town prior to development and should be developed in accordance with Town land use policies and densities.
- PA-6.3** **Designate Land Use in Marin City Community Service District.** The Marin City Community Service District Master Plan for reuse for a community center, amphitheater, employee and affordable housing, office, and commercial uses are recommended in the Plan with a land use designation of commercial/mixed use.

Planning Area 7 — West Marin

Background

The West Marin planning area generally consists of open space and agricultural lands and small villages located west of the City-Centered Corridor from Fort Cronkhite in the south to the Sonoma County line in the north. This area includes the Golden Gate National Recreation Area, Mount Tamalpais, the Mount Tamalpais Watershed, Muir Woods, the Point Reyes National Seashore, and Samuel P. Taylor and Tomales Bay State parks. It also includes many villages, including Bolinas, Dillon Beach, Inverness, Muir Beach, Nicasio, Point Reyes Station, Stinson Beach, and Tomales, each of which has its own community plan. The San Geronimo Valley also has a community plan and includes the villages of Forest Knolls, Lagunitas, San Geronimo, and Woodacre. Marshall is in the East Shore community plan area.

The U.S. Coast Guard, under the United States Department of Defense and the Department of Homeland Security, operates two military installations in Marin, located in Point Reyes Station and Point Bonita. The Point Reyes Station facility is part of the Coast Guard Communications Area Master Station Pacific (CAMSPAC), which provides communication services (such as medium and high frequency coverage, satellite coverage, and broadcast services) throughout the Pacific, in addition to weather warnings and safety information to commercial and recreational vessels, and acts as a distress notification center when mariners encounter difficulty. The 37-acre property mainly consists of 36



MARIN COUNTYWIDE PLAN

family housing units plus offices for engineering and supply staffs. CAMSPAC also has a receiver site near Abbott's Lagoon in the Point Reyes peninsula, along with a transmitter site in Bolinas. Combined, both the Point Reyes and Bolinas sites include 53 medium and high frequency receivers and 12 antennas.

The 39-acre Point Bonita facility, which is owned and operated by the Coast Guard but managed by the National Park Service as part of the Golden Gate National Recreation Area (GGNRA), includes a Coast Guard-operated Vessel Traffic Service (VTS) radar/microwave tower and lighthouse. The Coast Guard monitors the movement of vessels through the Golden Gate Strait shipping channel and relays distress calls from commercial and recreational mariners to other USCG telecommunication sites in Point Reyes, on Mount Tamalpais, and on Yerba Buena Island. The main lighthouse building is open to the public, while the VTS tower facility is closed to public access.

Both of the Coast Guard facilities are designated as open space on the Land Use Policy Maps. Because the Point Bonita facility is within the GGNRA, expansion of the site is limited. The Coast Guard is proposing to replace and relocate the existing VTS tower with a new tower located 120 feet to the north. With the exception of the VTS tower, eventually most buildings will be turned over to the National Park Service for restoration and public access. In terms of land use, no expansion of the Point Reyes Station facility is proposed, although improvements may be made to some of the existing facilities on the property sometime in the future. An adjacent property was recently developed with a mixture of 36 market-rate and affordable housing units. Future development in the Point Reyes Station area is not expected to impact military readiness of the Coast Guard facility.

Key Trends

- ◆ West Marin's population increased from 11,356 in 1980 to 11,793 in 1990 to 12,334 in 2000, an increase of 8.6% over 20 years.
- ◆ The number of employed residents increased during the same period from 5,624 to 7,462, a 32.7% increase.
- ◆ The number of jobs in the planning area increased, from 1,252 in 1980 to 1,358 in 1990 to 1,409 in 2000, a 12.5% increase. When combined with the significant increase in employed residents, the number of employed workers to the number of jobs increased from 4.49 in 1980 to 5.30 in 2000, an 18% increase.
- ◆ There were 6,360 housing units in the planning area in 2000, up 26.4%, or 1,493 units, since 1980.
- ◆ Over 1.1 million square feet of commercial space is located in the planning area, most of which is associated with the Lucasfilm ranches within the Nicasio area and the balance scattered throughout the planning area's many villages.
- ◆ Agricultural diversity and viability are improving through the production of value-added products such as cheese making, including Giacomini Ranch, the Straus Creamery, and Cowgirl Creamery.
- ◆ The Marin Agricultural Land Trust has preserved over 33,000 acres of agricultural lands through conservation easements since its inception in 1980.



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- ◆ Gibson House in Bolinas has been rehabilitated to include eight affordable housing units. Additional units are under construction at the gas station.
- ◆ The 34-unit Point Reyes Affordable Housing project was completed.
- ◆ Stinson Beach has constructed a new community park and library.
- ◆ French Ranch, a 34-unit residential development, has been completed.
- ◆ The Big Rock Ranch phase of the Lucasfilm complex was completed.
- ◆ The Mount Vision Fire devastated a large area of Inverness and the Point Reyes National Seashore in 1995.

Figure 3-57
Land Use and Demographic Data for the West Marin Planning Area (PA #7)

Information Category	1980 Actual	1990 Actual	2000 Actual	Theoretical Buildout
Demographics				
Population	11,356	11,793	12,334	15,993
Households	4,329	4,818	4,964	6,746
Average Household Size	2.62	2.45	2.48	2.33
Employed Residents	5,624	6,877	7,462	10,379
Jobs	1,252	1,358	1,409	5,528
Employed Residents/Job	4.49	5.06	5.30	1.87
Land Use				
Housing Units	5,657	6,095	6,360	7,307
Commercial/Industrial sq.ft.	<i>Census Data Not Available</i>	790,123	1,110,168	1,290,302

Sources: U.S. Census, Association of Bay Area Governments, Marin County Community Development Agency.

Planning Area Goals and Policies

The 10 community plans for the West Marin Planning Area provide land use policies for 13 villages and communities: Bolinas (1975), Dillon Beach (1989), East Shore (1987), Inverness (1983), Muir Beach (1978), Nicasio (1979), Point Reyes Station (2001), San Geronimo Valley (1997), Stinson Beach (1985), and Tomales (1977). The Bolinas Gridded Mesa Plan (1984) contains specific policies for the Mesa. The San Geronimo Valley and Nicasio community plan areas are in the Inland Rural Corridor, while the remainder are in the Coastal Corridor.

The following land use maps graphically represent land use policies for the planning area:



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<u>Map #</u>	<u>Area Covered</u>
7.1	Dillon Beach
7.2	Tomales
7.3	East Shore (two maps)
7.4	Northwest Marin (two maps)
7.5	Point Reyes Station
7.6	Inverness
7.7	Olema
7.8	Southwest Marin
7.9	Nicasio
7.10	San Geronimo Valley (five maps)
7.11	Bolinas
7.12	Stinson Beach
7.13	Muir Beach

What Are the Desired Outcomes?

GOAL PA-7

Land Use Policies for the West Marin Planning Area. The following are general policies for West Marin as a whole, as well as specific policies for areas not within a community plan boundary:

PA-7.1 Designate Lands for Agriculture. The County shall designate lands for agriculture at very low densities in the Inland Rural and Coastal corridors, and maintain these land use designations.

PA-7.2 Encourage Agriculture and Mariculture in the Coastal Zone. Support and encourage agriculture and mariculture in the Coastal Zone for the purposes of producing food, enhancing and restoring fisheries stocks, and contributing to the State's economy. Retaining land in active agricultural production helps to keep alive Marin's historic agricultural heritage. The need for mariculture sites in the waters of Tomales Bay should be balanced with the need to provide for other uses, such as commercial fishing, recreational clamming, and boating, and the need to protect coastal wildlife, water, and visual resources.

PA-7.3 Maintain Village Character. To maintain the character, heritage, and identity of the villages in West Marin, a community plan for each community shall be adopted. As needed, community plans shall be periodically revised.

PA-7.4 Maintain Village Boundaries. The following issues should be considered if changes in village boundaries are proposed as amendments to community plans:

Boundaries of existing developed areas. In some cases, infilling within these areas is the only expansion recommended.



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Boundaries within which villages should be allowed to expand in the future. Criteria setting these boundaries are described below.

Area of interest, boundaries for each village, outside the area of expansion but close enough that any development or use has significant impacts on the village. These boundaries will be set during the preparation of village plans.

Criteria used in setting village expansion area boundaries:

- ◆ boundaries of existing and proposed public open space (Golden Gate National Recreation Area, Point Reyes National Seashore);
- ◆ boundaries used in studies by the Community Development Agency and local planning groups;
- ◆ areas under agricultural zoning;
- ◆ service area boundaries of utility districts;
- ◆ watershed boundaries;
- ◆ natural barriers: terrain, water, cliffs, open space separating developed areas;
- ◆ man-made barriers: roads, dikes;
- ◆ adequate land to accommodate population growth projections and to allow flexibility and choice;
- ◆ existing subdivisions;
- ◆ floodplains and areas subject to seismic hazard.

PA-7.5 **Avoid Large-Scale Development.** Large-scale development within villages that would rapidly or drastically change the character of the village or require expensive new urban services should be discouraged, but social and economic diversity should be encouraged. The expansion of public utilities should be coordinated with Plan policies.

PA-7.6 **Encourage Diversity in Lot Size and Architecture.** Diversity in lot size and architecture should be encouraged.

PA-7.7 **Preserve Historic Structures.** Historic structures should be preserved, and the long-established character of village centers should be enhanced. The overall physical character of present villages should be protected from damage or rapid change. Of particular importance are historic buildings or areas that meet one or more of the following criteria:

- ◆ age
- ◆ a fine example of a particular style
- ◆ a work of a notable architect or builder
- ◆ the site of an historic event
- ◆ a building associated with a famous person
- ◆ industries or activities that are part of the history of the area

PA-7.8 **Allow Only Small-Scale Tourist Facilities.** No large tourist facility should be allowed in the villages, but some small tourist-oriented businesses may be permitted. Within



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villages and expansion areas, small-scale uses to serve visitors to major public recreation areas and tourist developments such as campgrounds, hotels, shops, and restaurants should be permitted, if they are consistent with local community plans.

- PA-7.9** **Designate Village Commercial Residential Designation.** Village commercial residential and coastal village commercial residential designations shall be established in West Marin villages. These designations shall allow flexibility in use, density, and FAR depending on parcel size and configuration, parking needs, mix of residential and commercial uses, and community plan policies. Standards shall be established in the Marin County Zoning Ordinance (Title 22) and shall be applied on a site-specific basis.
- PA-7.10** **Designate Lands Outside Community Plan Areas.** Land use outside community plan areas and the Point Reyes National Seashore and Golden Gate National Recreation Area shall be designated for *agriculture* at densities of 1 housing unit per 31 acres to 1 unit per 60 acres. Park and water district lands shall be designated as *open space*. Land shall be designated for *coastal commercial recreation* at an FAR, of .005 to .10.



BUILT ENVIRONMENT ELEMENT

Figure 3-58 Relationships of Goals to Guiding Principles

This figure illustrates the relationships of each goal in this section to the Guiding Principles.

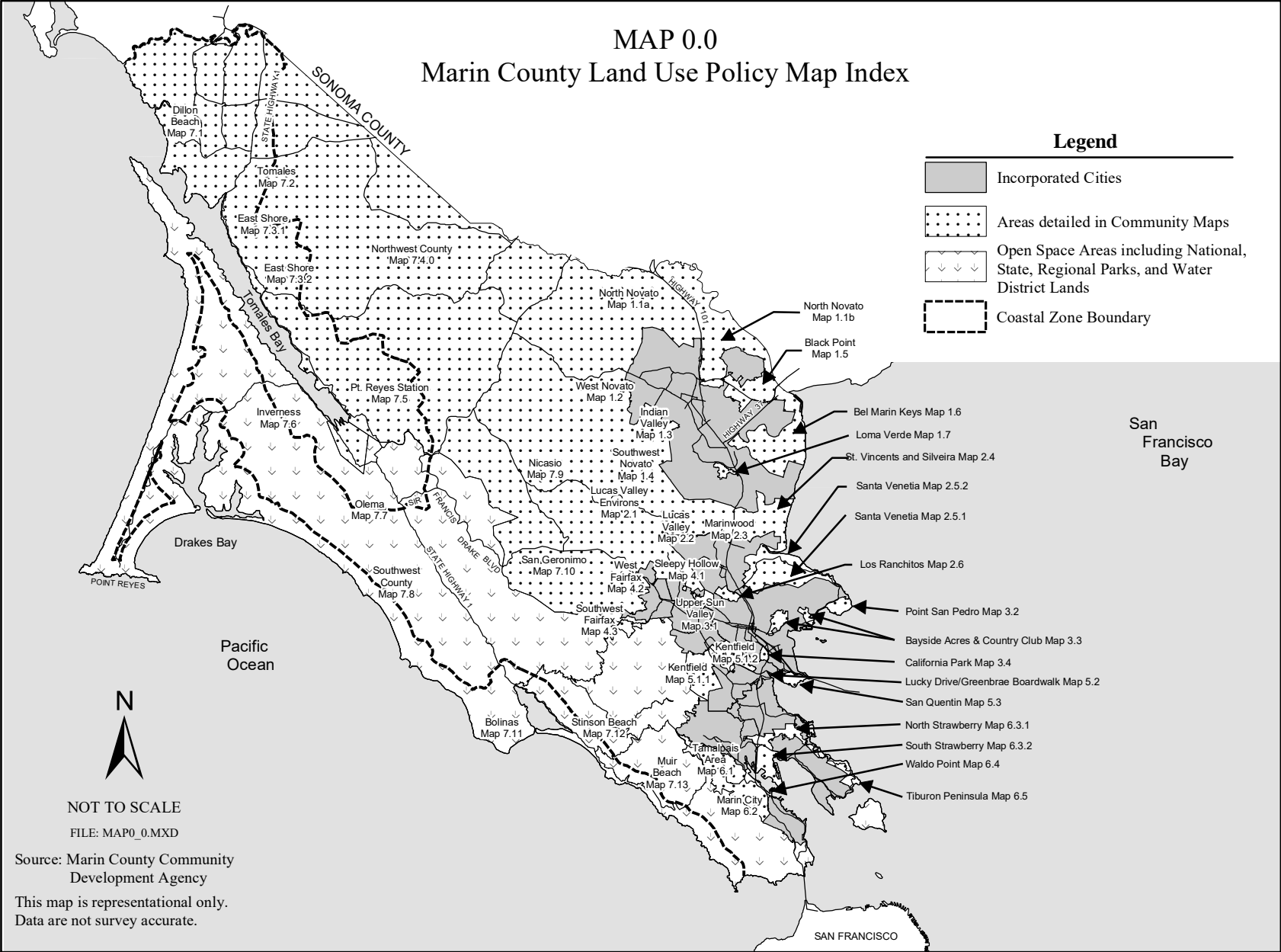
Goals	Guiding Principles											
	1. Link equity, economy, and the environment locally, regionally, and globally.	2. Minimize the use of finite resources and use all resources efficiently and effectively.	3. Reduce the use and minimize the release of hazardous materials.	4. Reduce greenhouse gas emissions that contribute to global warming.	5. Preserve our natural assets.	6. Protect our agricultural assets.	7. Provide efficient and effective transportation.	8. Supply housing affordable to the full range of our workforce and diverse community.	9. Foster businesses that create economic, environmental, and social benefits.	10. Educate and prepare our workforce and residents.	11. Cultivate ethnic, cultural, and socioeconomic diversity.	12. Support public health, safety, and social justice.
PA-1 Land Use Policies for the Novato Planning Area				•								
PA-2 Land Use Policies for the Las Gallinas Planning Area				•								
SV-1 Environmental Protection		•		•	•							
SV-2 Comprehensive Site Planning	•	•	•	•	•	•	•	•	•		•	•
SV-3 Design Excellence	•	•		•	•	•					•	
SV-4 Cultural Resource Preservation	•					•					•	•
SV-5 Affordable Housing	•			•				•				•
SV-6 Transportation Choices	•			•				•			•	•



MARIN COUNTYWIDE PLAN

Goals	Guiding Principles											
	1. Link equity, economy, and the environment locally, regionally, and globally.	2. Minimize the use of finite resources and use all resources efficiently and effectively.	3. Reduce the use and minimize the release of hazardous materials.	4. Reduce greenhouse gas emissions that contribute to global warming.	5. Preserve our natural assets.	6. Protect our agricultural assets.	7. Provide efficient and effective transportation.	8. Supply housing affordable to the full range of our workforce and diverse community.	9. Foster businesses that create economic, environmental, and social benefits.	10. Educate and prepare our workforce and residents.	11. Cultivate ethnic, cultural, and socioeconomic diversity.	12. Support public health, safety, and social justice.
SV-7 Continued Social Services										•		•
PA-3 Land Use Policies for the San Rafael Planning Area					•							
PA-4 Land Use Policies for the Upper Ross Valley Planning Area					•							
PA-5 Land Use Policies for the Lower Ross Valley Planning Area					•							
PA-6 Land Use Policies for the Richardson Bay Planning Area								•				
PA-7 Land Use Policies for the West Marin Planning Area					•	•					•	

MAP 0.0 Marin County Land Use Policy Map Index



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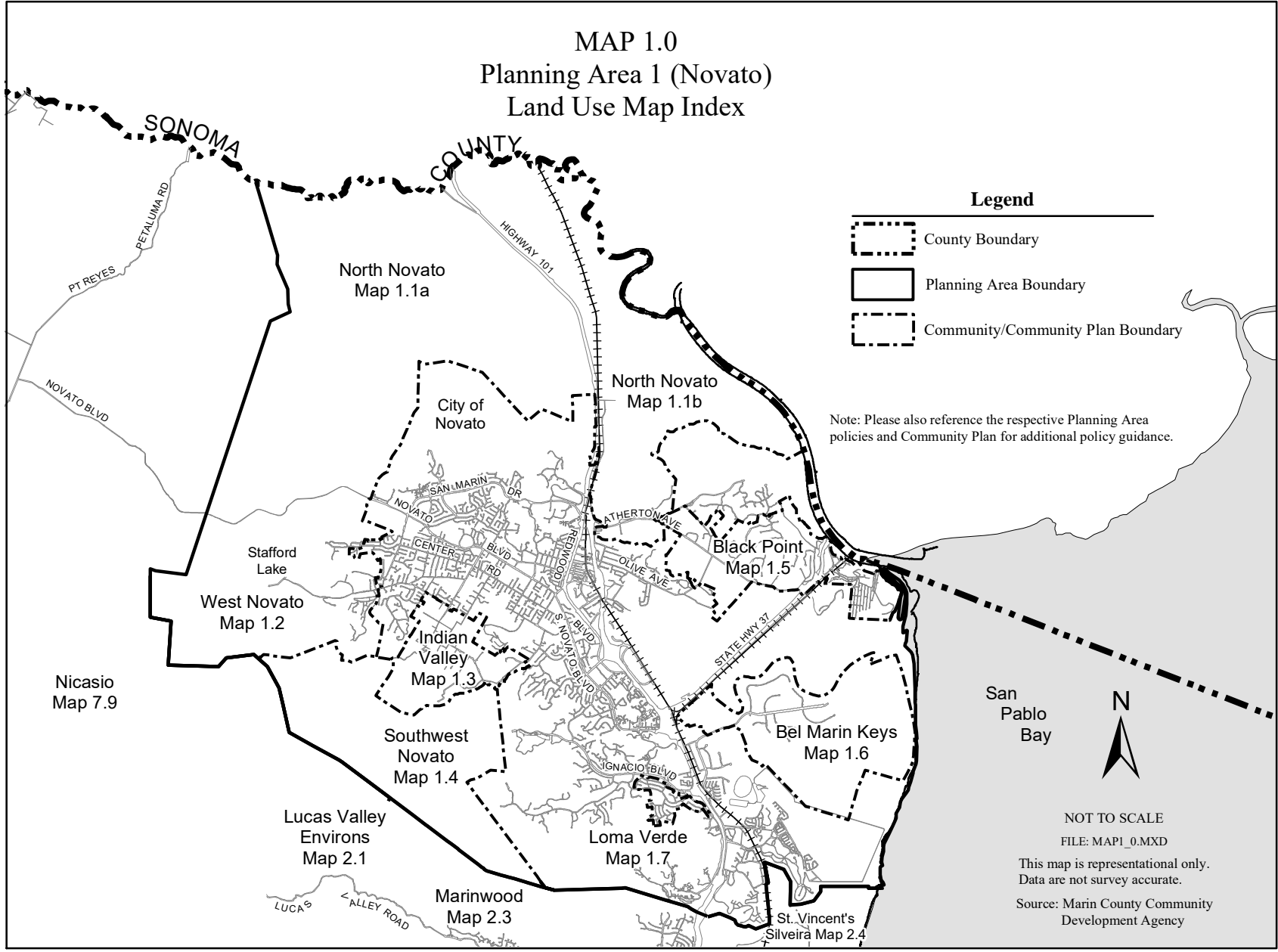
- Incorporated Cities
- Areas detailed in Community Maps
- Open Space Areas including National, State, Regional Parks, and Water District Lands
- Coastal Zone Boundary

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

Source: Marin County Community Development Agency
This map is representational only.
Data are not survey accurate.

SAN FRANCISCO

MAP 1.0 Planning Area 1 (Novato) Land Use Map Index



Legend

-  County Boundary
-  Planning Area Boundary
-  Community/Community Plan Boundary

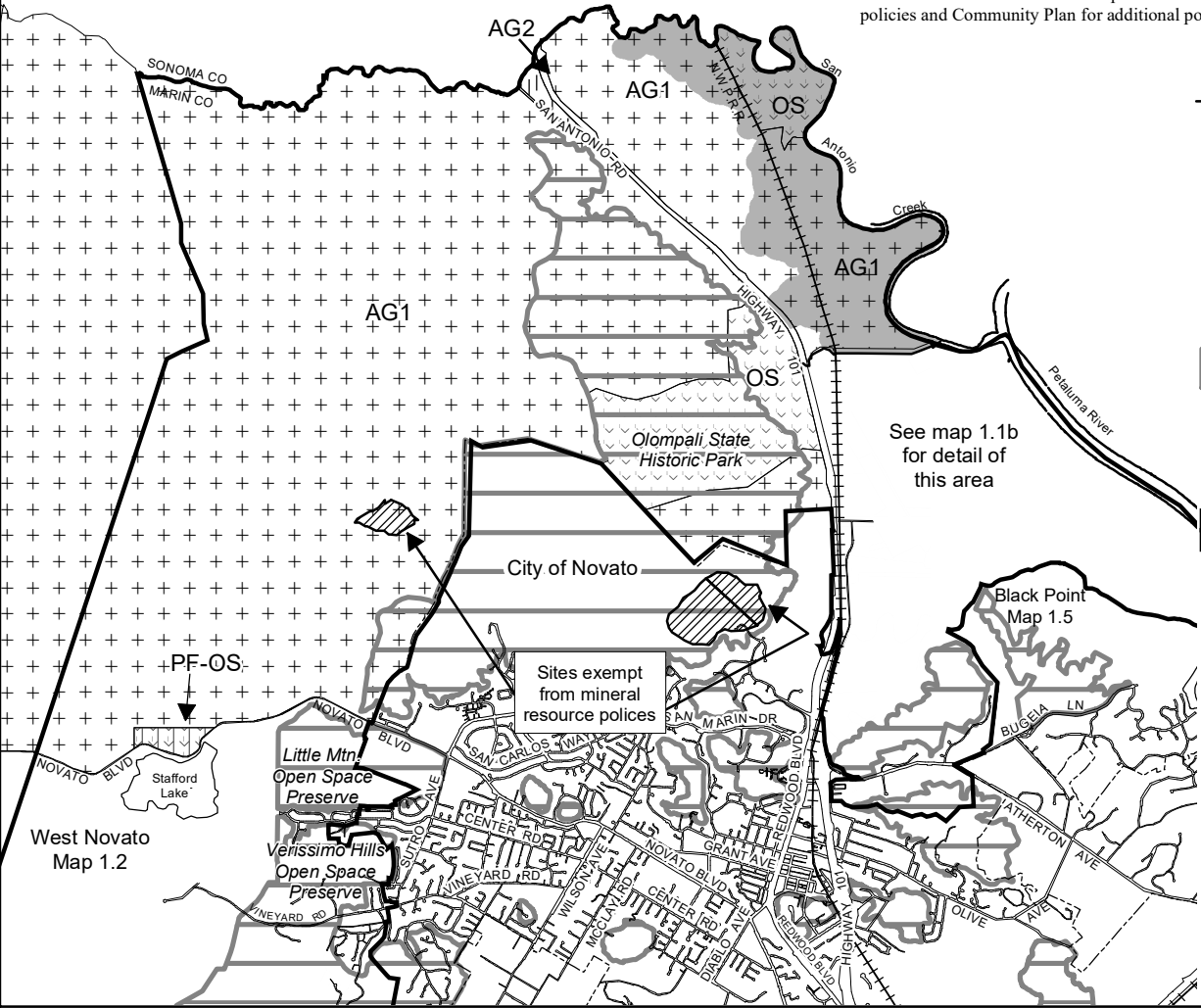
Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.












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 This map is representational only.
 Data are not survey accurate.
 Source: Marin County Community
 Development Agency

MAP 1.1a North Novato Land Use Policy Map

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.



Legend

-  OS Open Space
-  PF-OS Public Facility / Open Space
- Agricultural**
-  AG2 1 unit/10-30 acres
-  AG1 1 unit/31-60 acres
-  Ridge and Upland Greenbelt Area (See Community Design Policy DES-4.1)
-  Mineral Resource Area
-  Baylands Corridor
-  Community Boundary
-  City/Town Limit

See map 1.1b for detail of this area



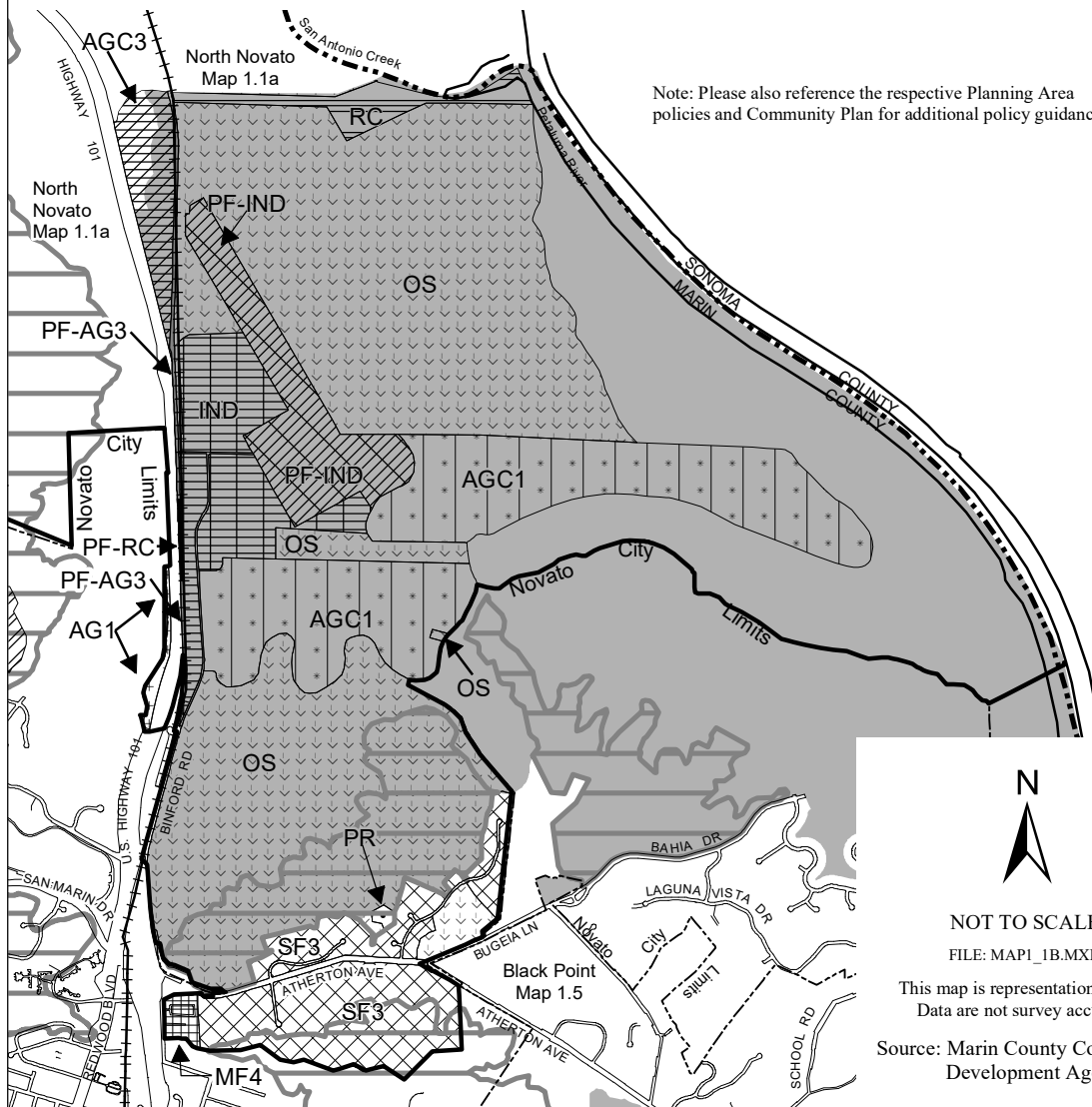
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 Source: Marin County Community Development Agency

West Novato Map 1.2

Black Point Map 1.5

MAP 1.1b North Novato Land Use Policy Map

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.



Legend

- Single Family
 - SF3 1 unit/1-5 acres
 - Multi Family
 - MF4 11-30 units/acre
 - Planned Residential
 - PR 1 unit/1-10 acres
 - Recreational Commercial
 - RC F.A.R. = 0.01 TO 0.03
 - Industrial
 - IND F.A.R. = 0.04 TO 0.35
 - Public Facility / Industrial
 - PF-IND F.A.R. = 0.04 TO 0.35
 - Public Facility / Recreational Commercial
 - PF-RC F.A.R. = 0.01 TO 0.30
 - Public Facility / Agricultural
 - PF-AG3 1 unit/1-9 acres
 - Open Space
 - OS Open Space
 - Agricultural
 - AG1 1 unit/31-60 acres
 - Agriculture and Conservation
 - AGC3 1 unit/2-9 acres
 - AGC1 1 unit/31-60 acres
 - Mineral Resource Area
 - Ridge and Upland Greenbelt Areas
(See Community Design Policy DES-4.1)
 - Baylands Corridor
 - County Boundary
 - Community Boundary
 - City/Town Limit
- F.A.R. = Floor Area Ratio

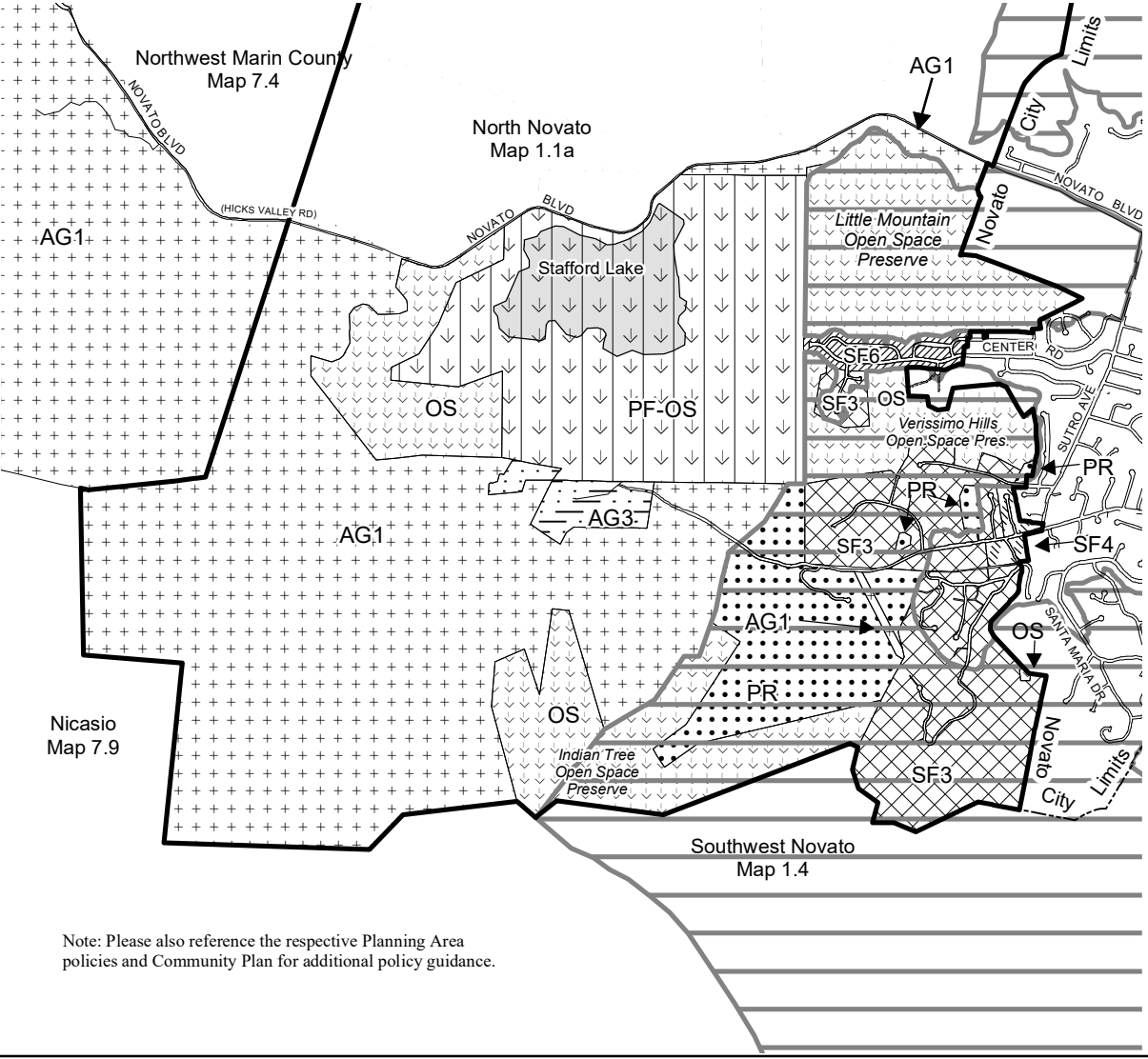


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This map is representational only.
Data are not survey accurate.

Source: Marin County Community
Development Agency

MAP 1.2 West Novato Land Use Policy Map



Legend

- Single Family**
- SF6 4-7 units/acre
- SF4 1-2 units/acre
- SF3 1 unit/1-5 acres
- Planned Residential**
- PR 1 unit/1-10 acres
- Agricultural**
- AG3 1 unit/1-9 acres
- AG1 1 unit/31-60 acres
- OS Open Space
- Public Facility / Open Space**
- PF-OS
- Ridge and Upland Greenbelt Areas
(See Community Design Policy DES-4.1)
- Community Boundary
- City/Town Limit



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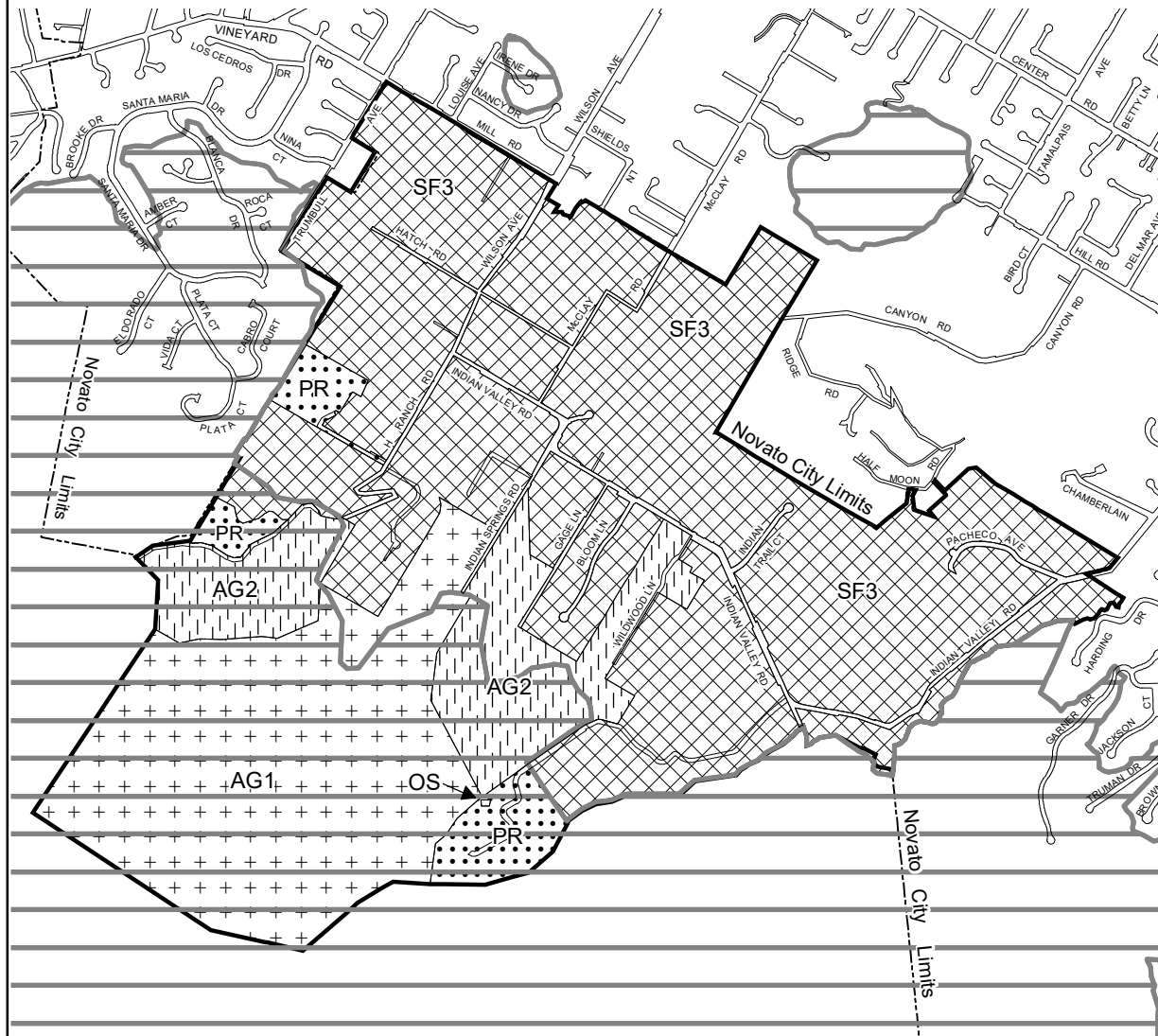
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




Source: Marin County Community
Development Agency

Note: Please also reference the respective Planning Area
policies and Community Plan for additional policy guidance.

MAP 1.3 Indian Valley Land Use Policy Map



Legend

- Single Family**
 -  SF3 1 unit/1-5 acres
- Planned Residential**
 -  PR 1 unit/1-10 acres
- Agricultural**
 -  AG2 1 unit/10-30 acres
 -  AG1 1 unit/31-60 acres
 -  OS Open Space
-  Ridge and Upland Greenbelt Areas
(See Community Design Policy DES-4.1)
-  Community Plan Boundary
-  City/Town Limit

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.



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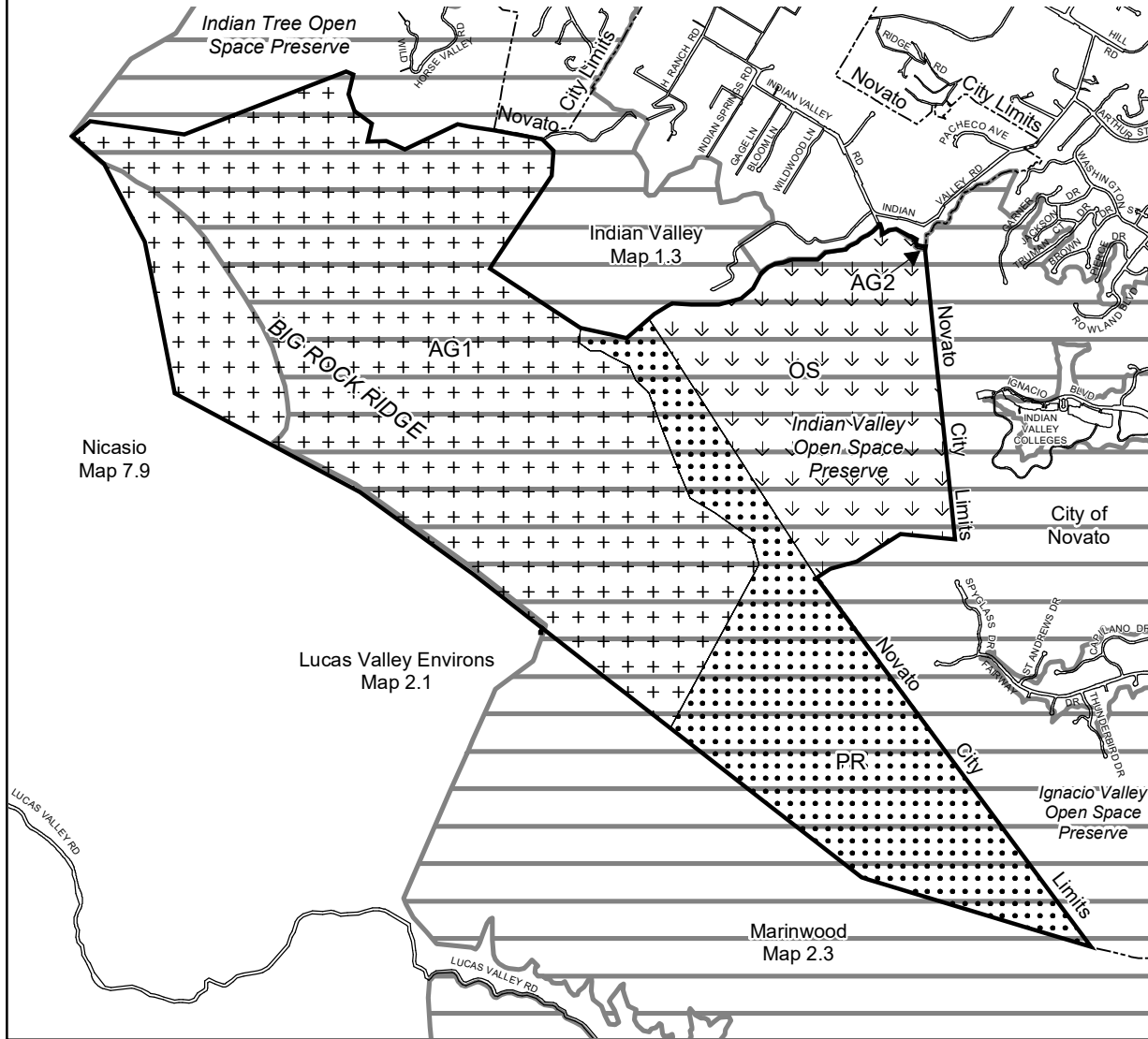
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






Source: Marin County Community
Development Agency

MAP 1.4 Southwest Novato Land Use Policy Map

West Novato
Map 1.2



Legend

- Planned Residential**
-  PR 1 unit/1-10 acres
-  OS Open Space
- Agricultural**
-  AG2 1 unit/10-30 acres
-  AG1 1 unit/31-60 acres
-  Ridge and Upland Greenbelt Areas
(See Community Design Policy DES-4.1)
-  Community Boundary
-  City/Town Limit

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance



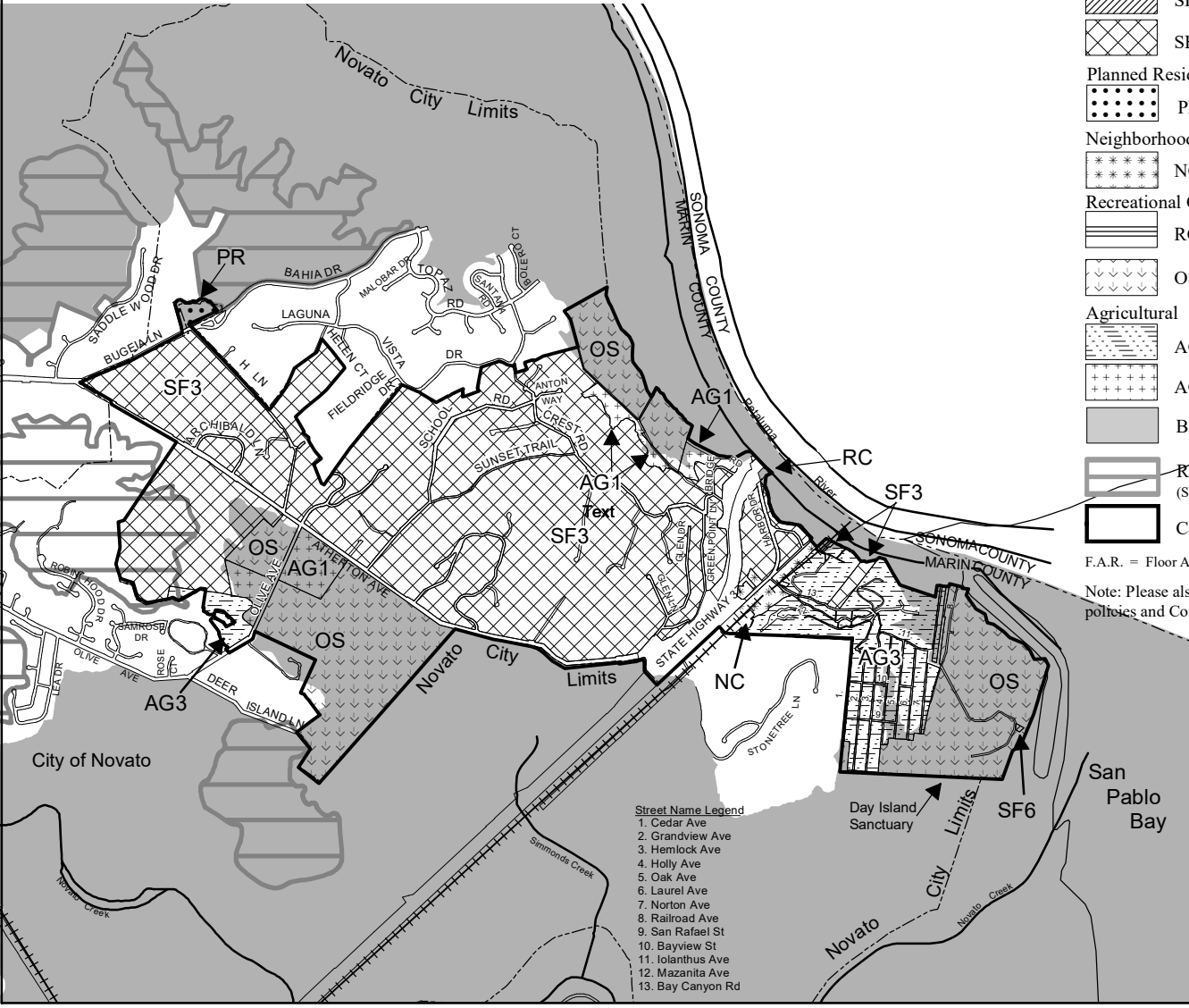
NOT TO SCALE

FILE: MAP1_4.MXD












This map is representational only.
Data are not survey accurate.

Source: Marin County Community
Development Agency

MAP 1.5 Black Point Land Use Policy Map



Legend

- Single Family**
-  SF6 4-7 unit/acre
-  SF3 1 unit/1-5 acres
- Planned Residential**
-  PR 1 unit/1-10 acres
- Neighborhood Commercial / Mixed Use**
-  NC 1-20 units/acre
F.A.R. = 0.10 TO 0.30
- Recreational Commercial**
-  RC F.A.R. = 0.10 TO 0.30
-  OS Open Space
- Agricultural**
-  AG3 1 unit/1-9 acres
-  AG1 1 unit/31-60 acres
-  Baylands Corridor
-  Ridge and Upland Greenbelt Areas
(See Community Design Policy DES-4.1)
-  Community Plan Boundary

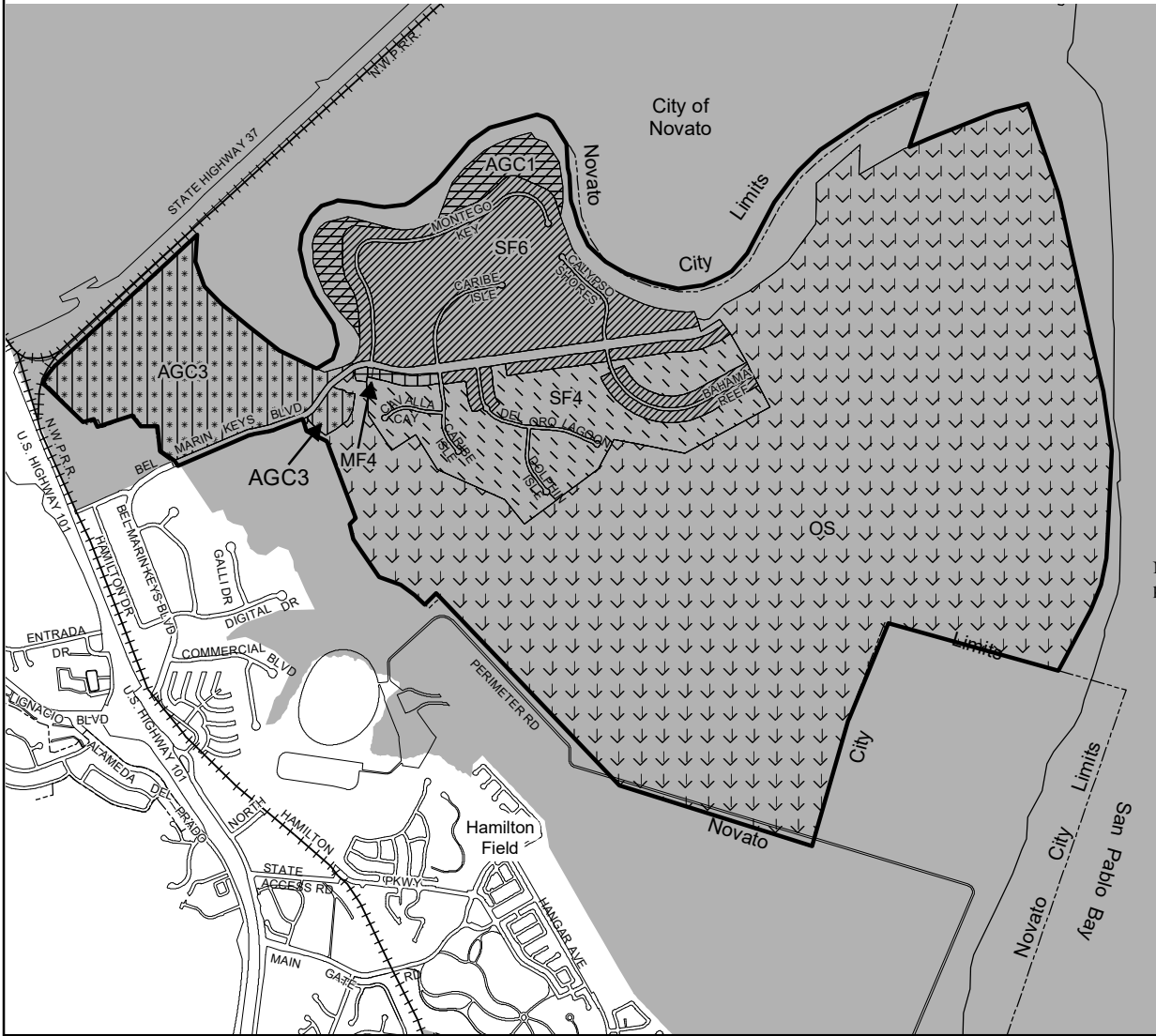
F.A.R. = Floor Area Ratio
 Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.

- Street Name Legend**
1. Cedar Ave
 2. Grandview Ave
 3. Hemlock Ave
 4. Holly Ave
 5. Oak Ave
 6. Laurel Ave
 7. Norton Ave
 8. Railroad Ave
 9. San Rafael St
 10. Bayview St
 11. Iolanthus Ave
 12. Mazanita Ave
 13. Bay Canyon Rd



NOT TO SCALE
 FILE: MAP1_5.MXD
 This map is representational only.
 Data are not survey accurate.
 Source: Marin County Community
 Development Agency

MAP 1.6 Bel Marin Keys Land Use Policy Map



Legend

- Single Family**
 - SF6 4-7 units/acre
 - SF4 1-2 units/acre
 - SF3 1 unit/1-5 acres
- Multi Family**
 - MF4 11-30 Units / Acre
- Agriculture and Conservation**
 - AGC3 1 unit/2-9 acres
 - AGC1 1 unit/31-60 acres
 - OS Open Space
- Baylands Corridor
- Community Boundary
- City/Town Limits

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.

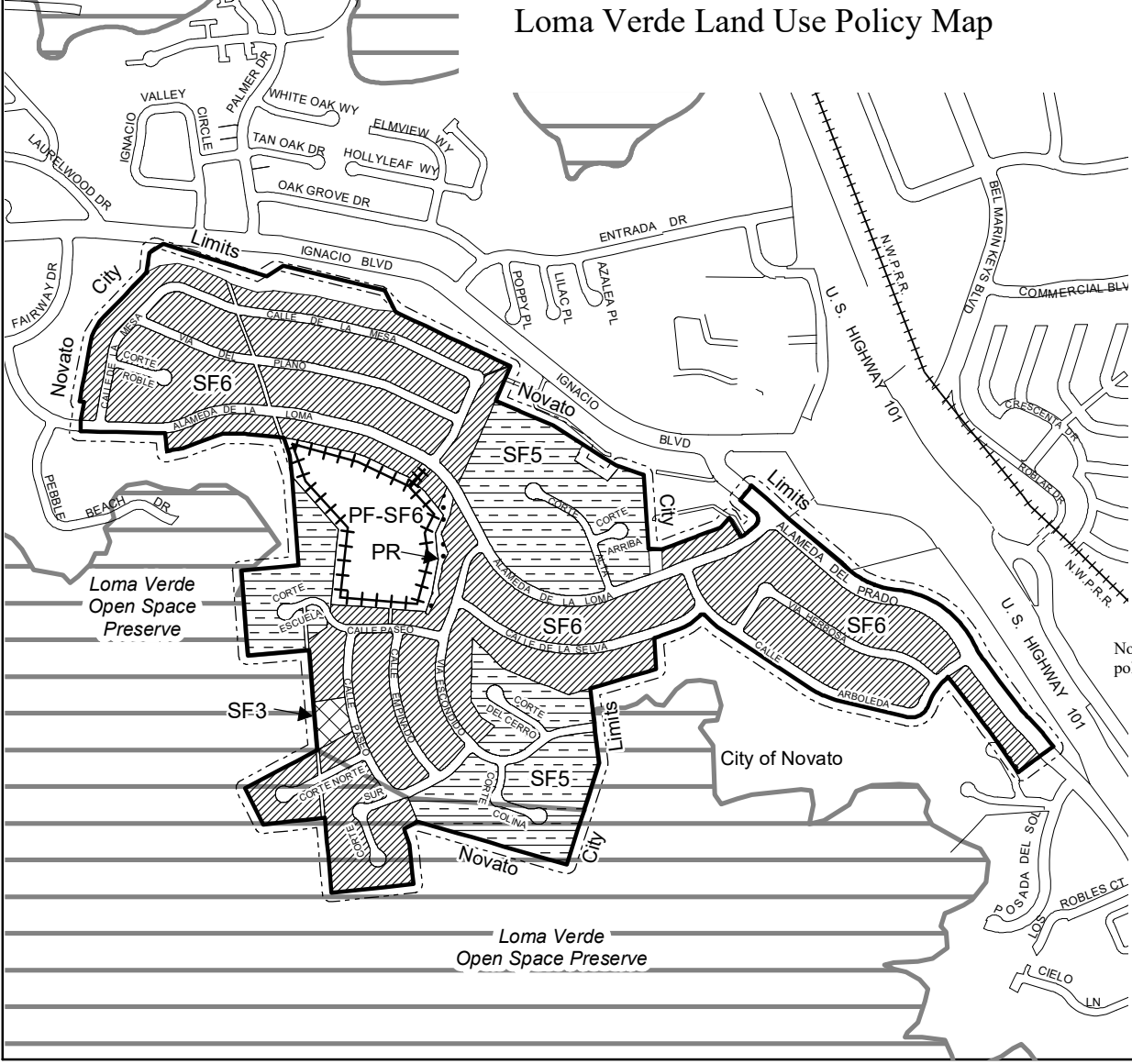


NOT TO SCALE
FILE: MAP1_6.MXD

This map is representational only.
Data are not survey accurate.

Source: Marin County Community Development Agency

MAP 1.7 Loma Verde Land Use Policy Map



Legend

- Single Family**
 - SF6 4-7 units/acre
 - SF5 2-4 units/acre
 - SF3 1 unit/1-5 acres
- Planned Residential**
 - PR 1 unit/1-10 acres
- Public Facility / Single Family**
 - PF-SF6 4-7 units/acre
- Ridge and Upland Greenbelt Areas**
(See Community Design Policy DES-4.1)
- Community Boundary**
- City/Town Limit**

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.



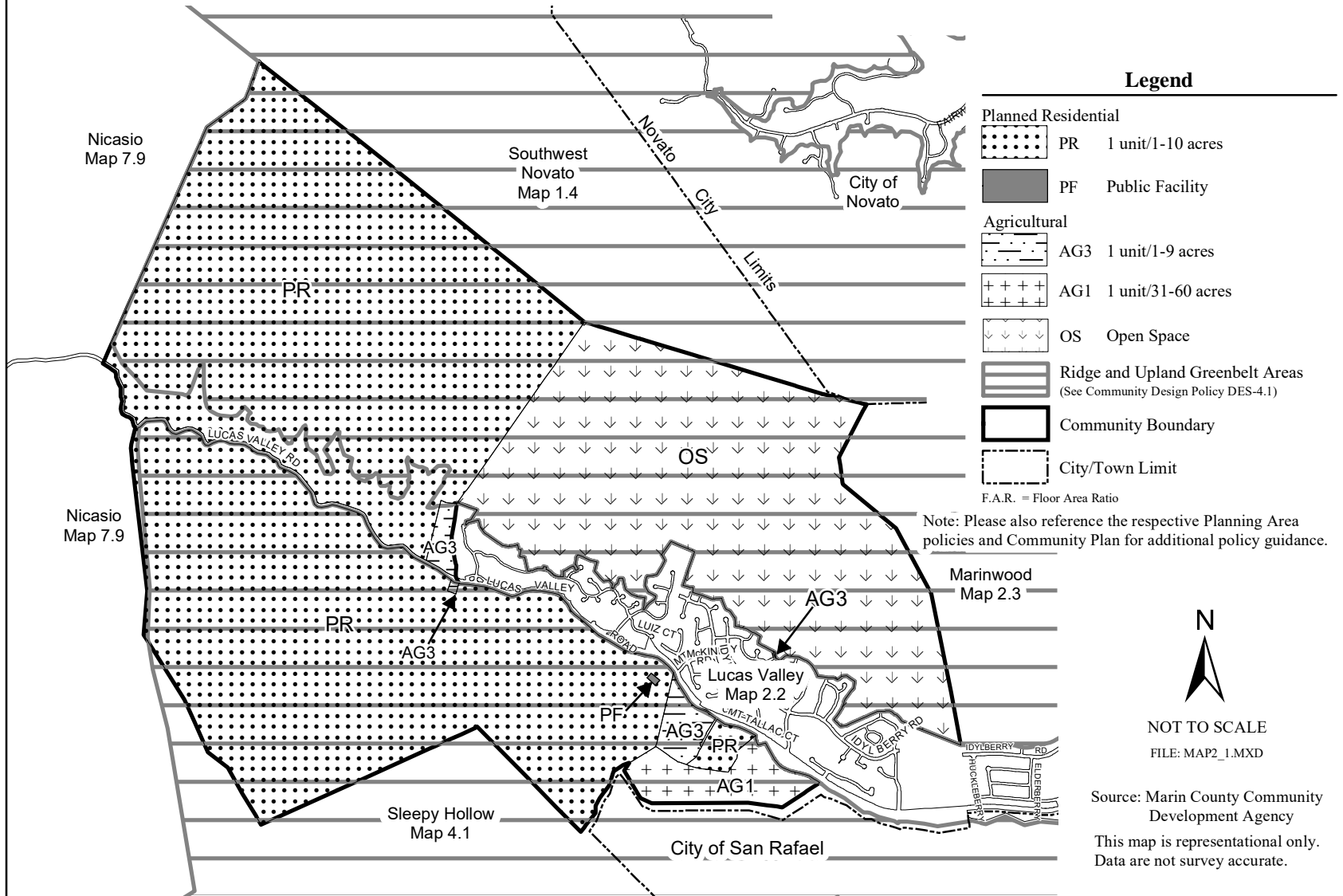
NOT TO SCALE

FILE: MAP1_7.MXD

This map is representational only.
Data are not survey accurate.











Source: Marin County Community
Development Agency

MAP 2.1 Lucas Valley Environs Land Use Policy Map



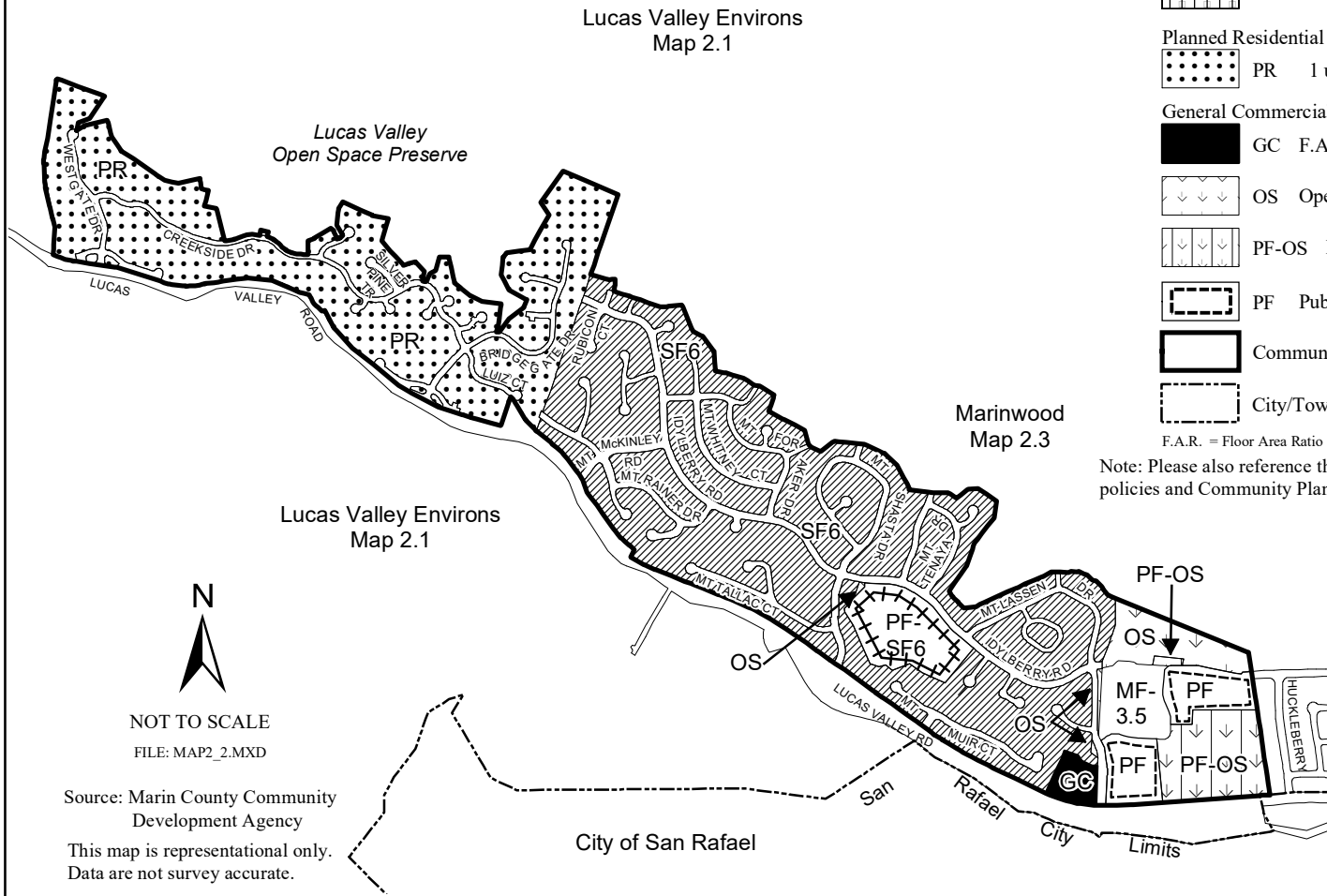
MAP 2.2 Lucas Valley Land Use Policy Map

Legend

- Single Family
 SF6 4-7 units/acre
- Public Facility / Single Family
 PF-SF6 4-7 units/acre
- Multi Family
 MF-3.5 5-16 units/acre
- Planned Residential
 PR 1 unit/1-10 acres
- General Commercial / Mixed Use
 GC F.A.R. = 0.10 TO 0.20
- Open Space
 OS Open Space
- Public Facility / Open Space
 PF-OS Public Facility / Open Space
- Public Facility
 PF Public Facility
- Community Boundary
 Community Boundary
- City/Town Limit
 City/Town Limit

F.A.R. = Floor Area Ratio

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.

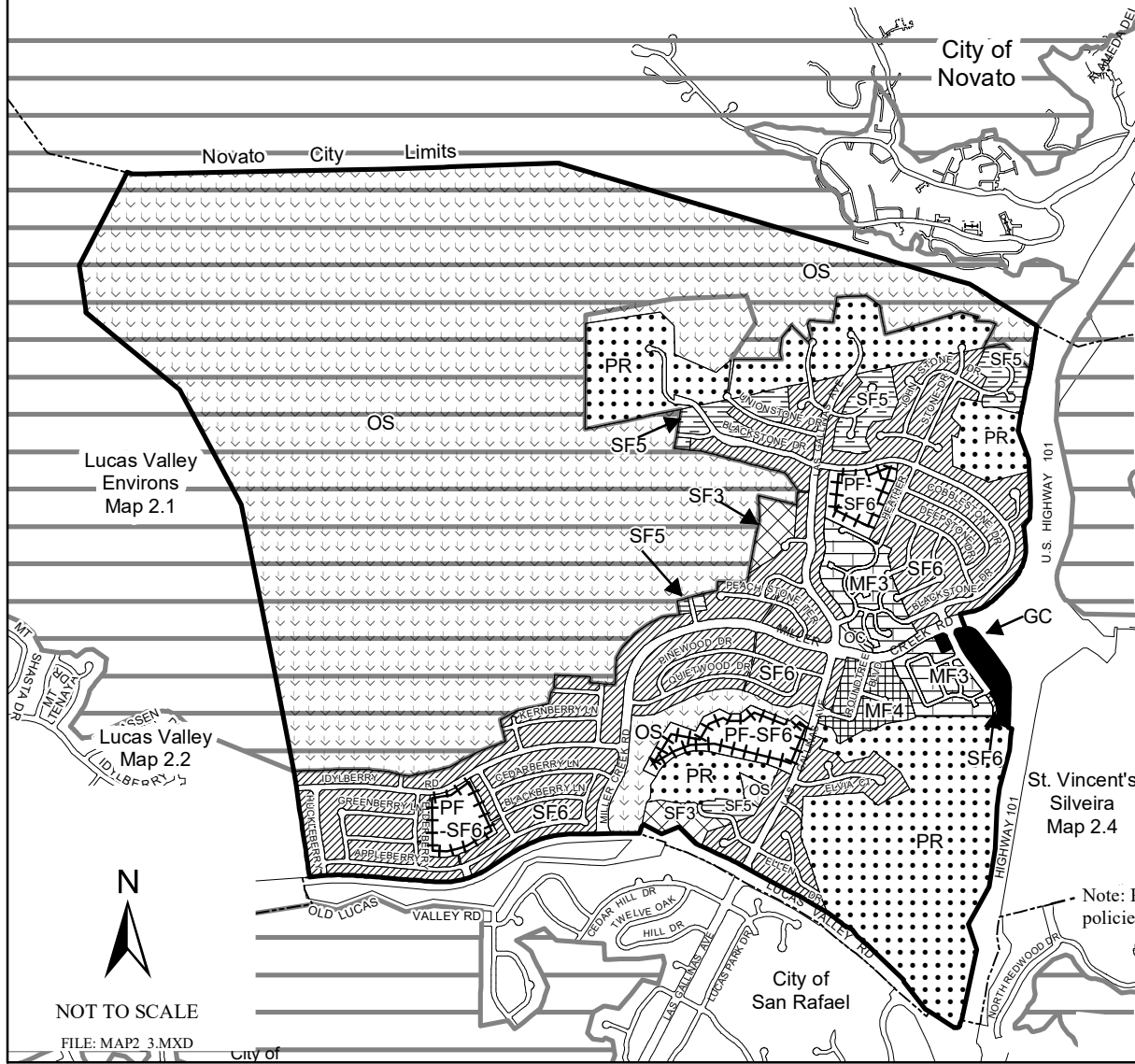


N

 NOT TO SCALE
 FILE: MAP2_2.MXD

Source: Marin County Community Development Agency
 This map is representational only.
 Data are not survey accurate.

MAP 2.3 Marinwood Land Use Policy Map



Legend

- Single Family**
 - SF6 4-7 units/acre
 - SF5 2-4 units/acre
 - SF3 1 unit/1-5 acres
 - Public Facility / Single Family**
 - PF-SF6 4-7 units/acre
 - Multi Family**
 - MF4 11-30 units/acre
 - MF3 5-10 units/acre
 - Planned Residential**
 - PR 1 unit/1-10 acres
 - General Commercial / Mixed Use**
 - GC F.A.R. = 0.10 TO 0.40
 - Office Commercial / Mixed Use**
 - OC F.A.R. = 0.10 TO 0.20
 - OS Open Space
 - Ridge and Upland Greenbelt Areas (See Community Design Policy DES-4.1)
 - Community Boundary
 - City/Town Limit
- F.A.R. = Floor Area Ratio

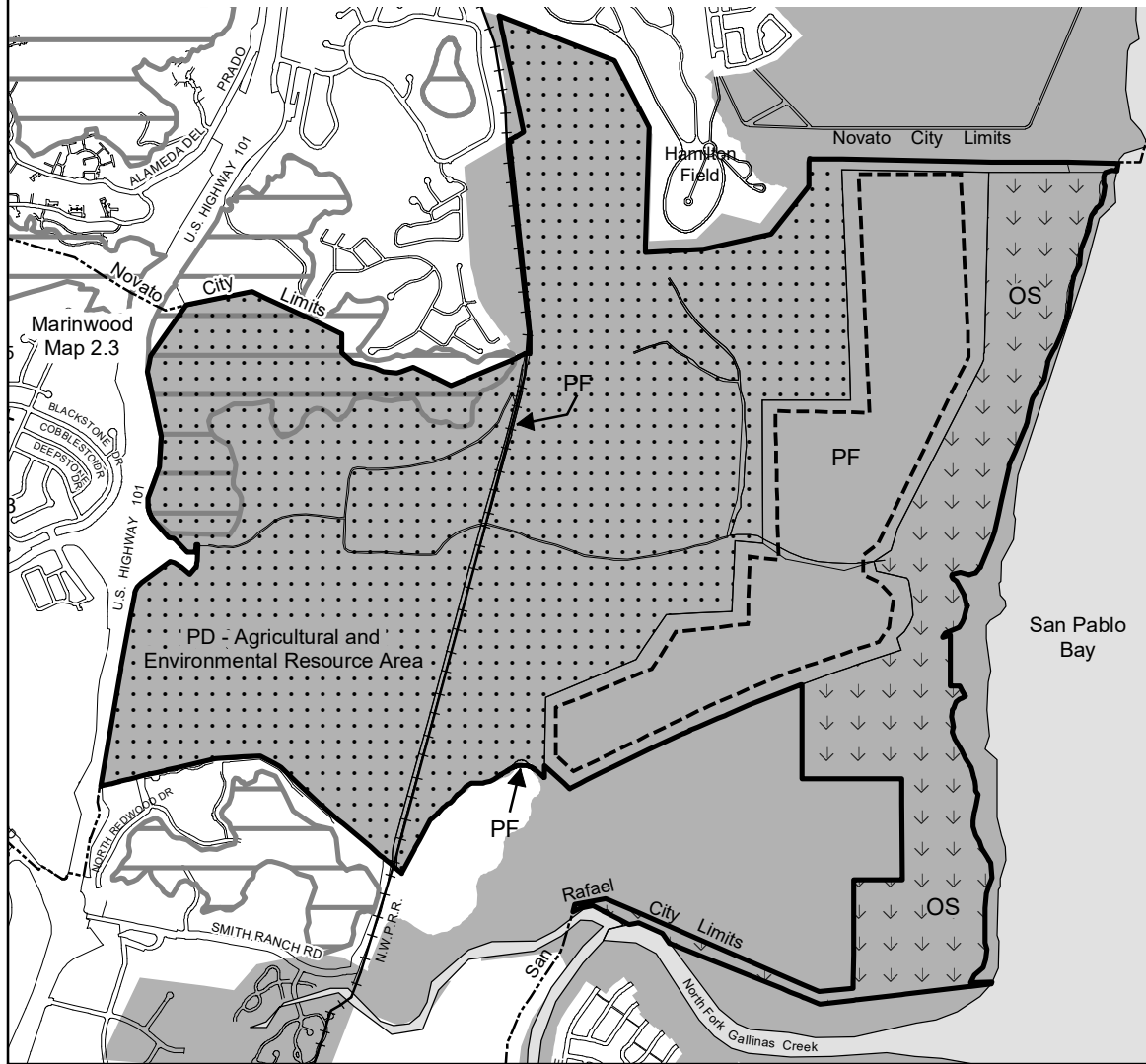
Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.

Source: Marin County Community Development Agency
 This map is representational only.
 Data are not survey accurate.








N

 NOT TO SCALE
 FILE: MAP2_3.MXD

MAP 2.4 St. Vincent's and Silveira Land Use Policy Map



Legend

-  PD Planned Designation: Agricultural and Environmental Resource Area
-  PF Public Facility
-  OS Open Space
-  Ridge and Upland Greenbelt Areas (See Community Design Policy DES-4.1)
-  Baylands Corridor
-  Community Boundary
-  City/Town Limit

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.



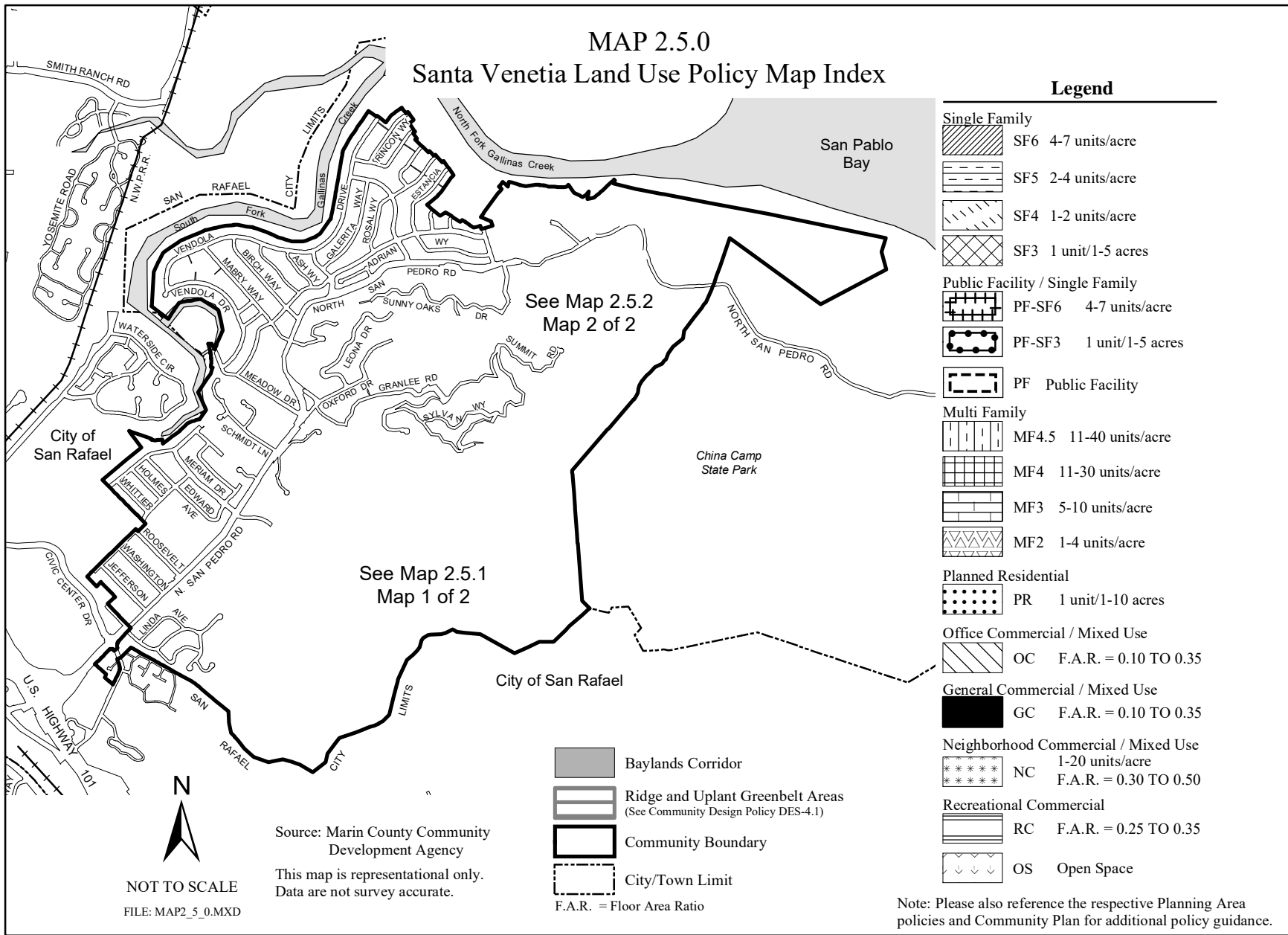
NOT TO SCALE

FILE: MAP2_4.MXD

Source: Marin County Community Development Agency

This map is representational only.
Data are not survey accurate.

MAP 2.5.0 Santa Venetia Land Use Policy Map Index



Legend

- Single Family**
- SF6 4-7 units/acre
- SF5 2-4 units/acre
- SF4 1-2 units/acre
- SF3 1 unit/1-5 acres
- Public Facility / Single Family**
- PF-SF6 4-7 units/acre
- PF-SF3 1 unit/1-5 acres
- PF Public Facility
- Multi Family**
- MF4.5 11-40 units/acre
- MF4 11-30 units/acre
- MF3 5-10 units/acre
- MF2 1-4 units/acre
- Planned Residential**
- PR 1 unit/1-10 acres
- Office Commercial / Mixed Use**
- OC F.A.R. = 0.10 TO 0.35
- General Commercial / Mixed Use**
- GC F.A.R. = 0.10 TO 0.35
- Neighborhood Commercial / Mixed Use**
- NC 1-20 units/acre
F.A.R. = 0.30 TO 0.50
- Recreational Commercial**
- RC F.A.R. = 0.25 TO 0.35
- OS Open Space

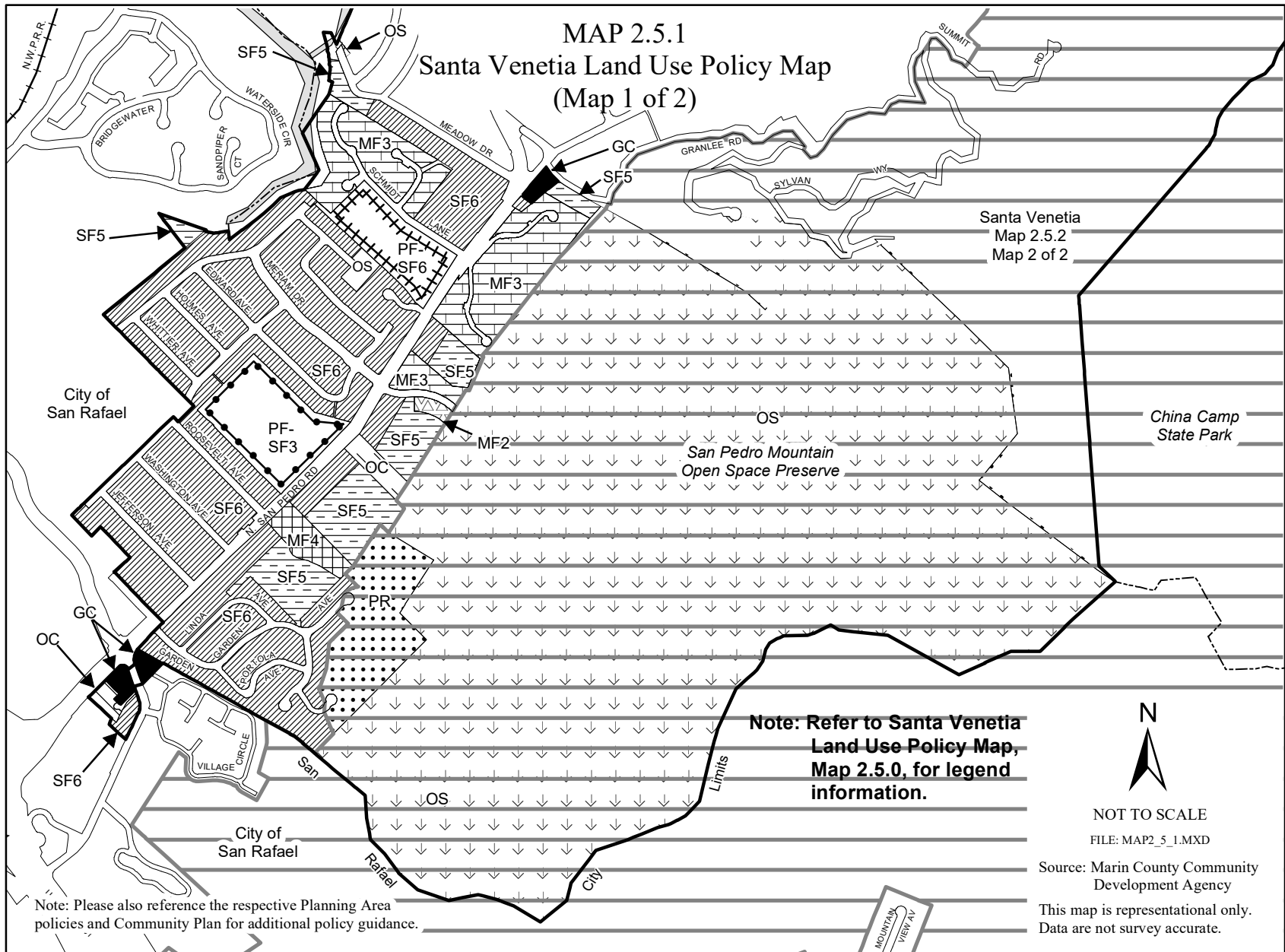
- Baylands Corridor
 - Ridge and Upland Greenbelt Areas
(See Community Design Policy DES-4.1)
 - Community Boundary
 - City/Town Limit
- F.A.R. = Floor Area Ratio

Source: Marin County Community Development Agency
This map is representational only.
Data are not survey accurate.

NOT TO SCALE
FILE: MAP2_5_0.MXD

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.

MAP 2.5.1 Santa Venetia Land Use Policy Map (Map 1 of 2)



Santa Venetia
Map 2.5.2
Map 2 of 2

China Camp
State Park

San Pedro Mountain
Open Space Preserve

**Note: Refer to Santa Venetia
Land Use Policy Map,
Map 2.5.0, for legend
information.**



NOT TO SCALE

FILE: MAP2_5_1.MXD

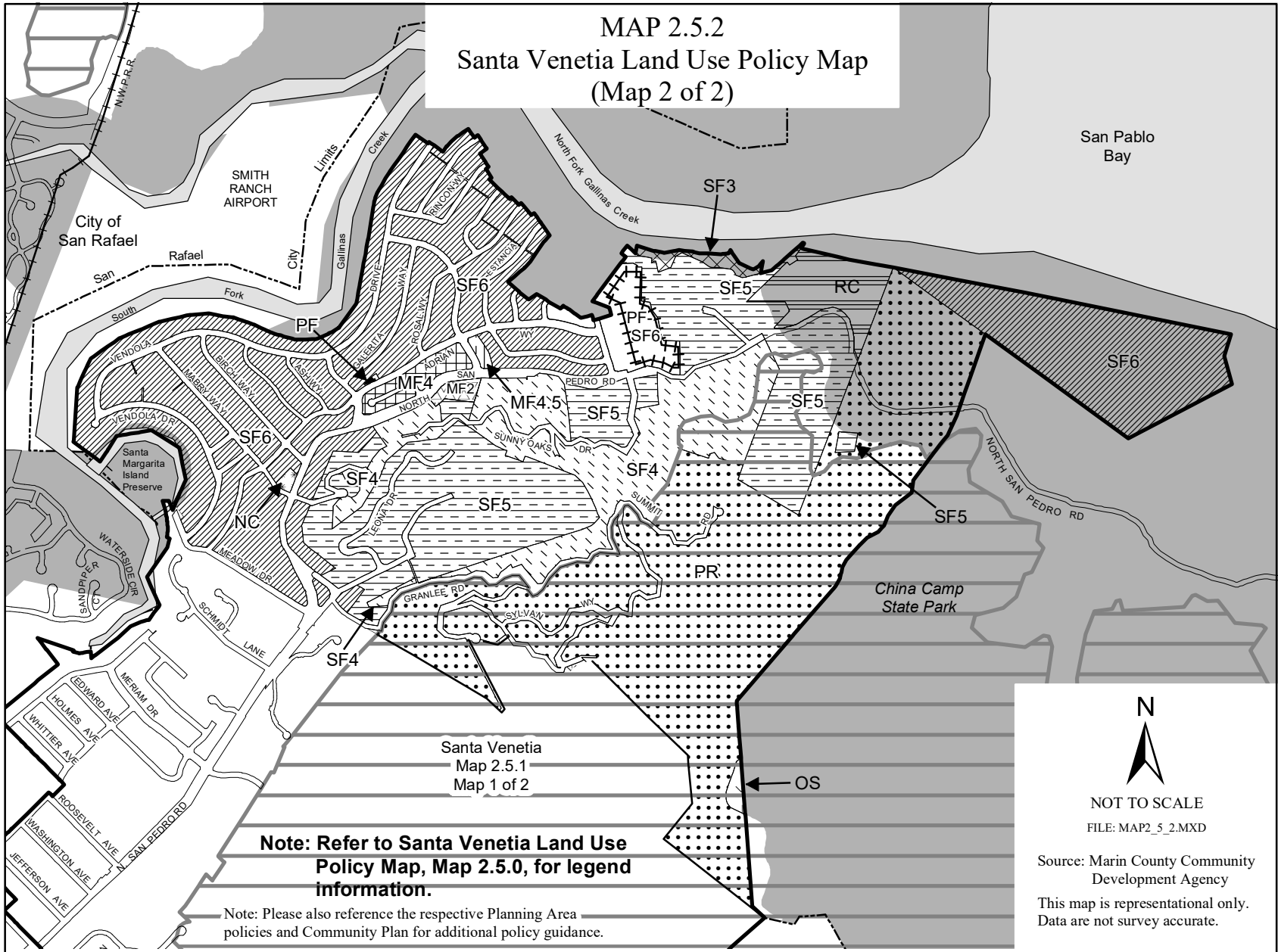
Source: Marin County Community
Development Agency

This map is representational only.
Data are not survey accurate.

Note: Please also reference the respective Planning Area
policies and Community Plan for additional policy guidance.



MAP 2.5.2
 Santa Venetia Land Use Policy Map
 (Map 2 of 2)



Note: Refer to Santa Venetia Land Use Policy Map, Map 2.5.0, for legend information.

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.

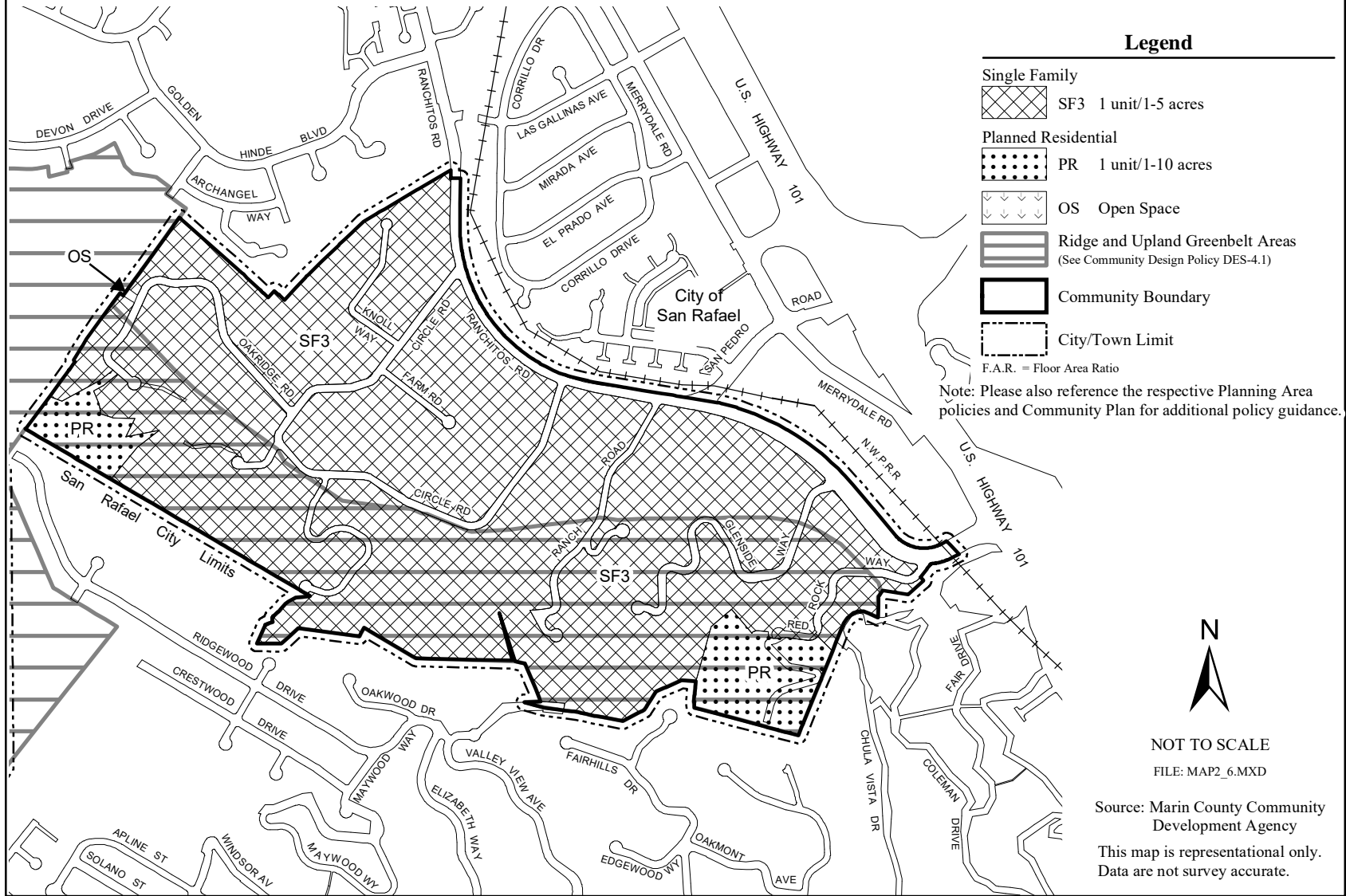


NOT TO SCALE
 FILE: MAP2_5_2.MXD

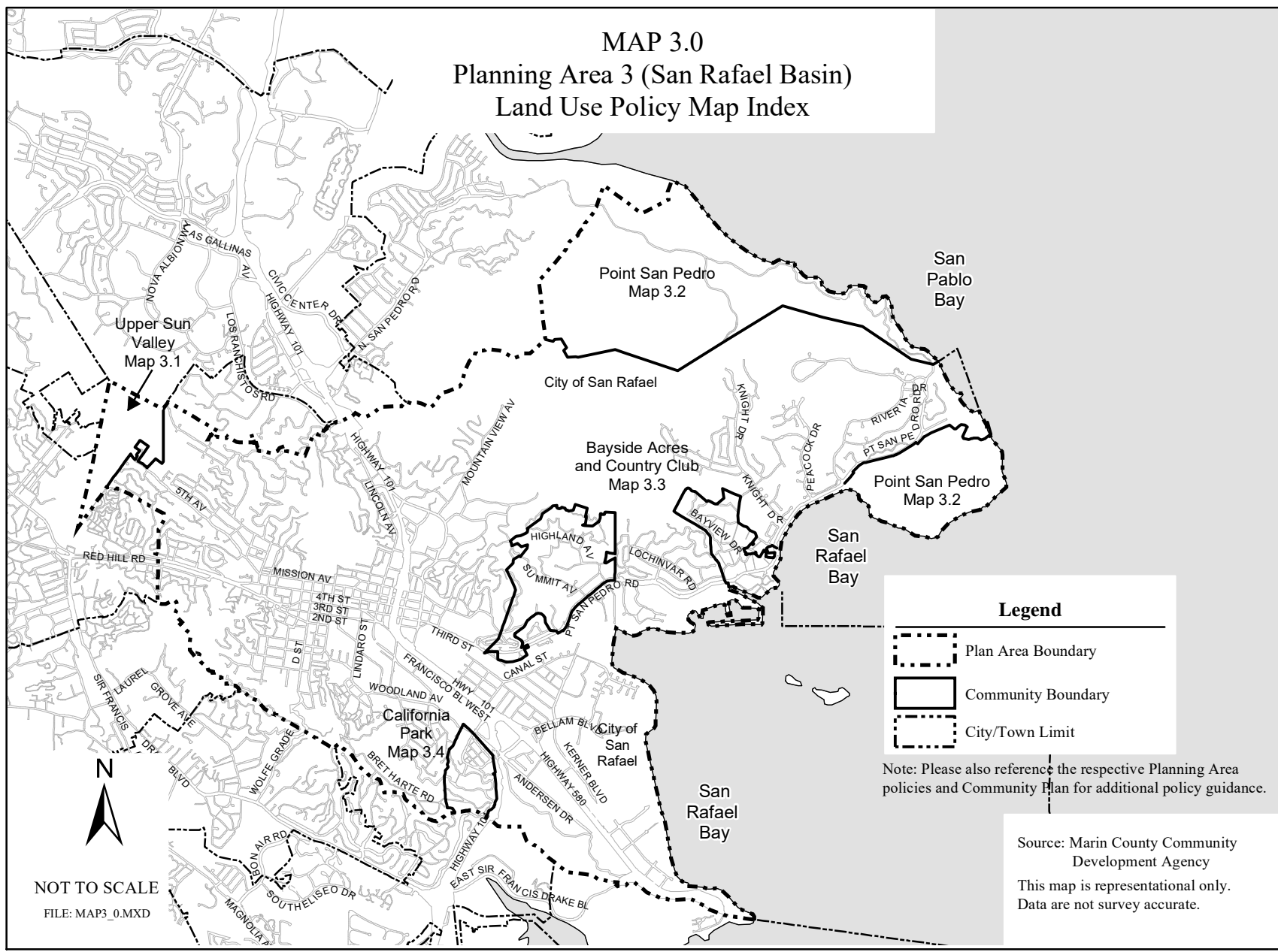
Source: Marin County Community Development Agency

This map is representational only.
 Data are not survey accurate.

MAP 2.6 Los Ranchitos Land Use Policy Map



MAP 3.0 Planning Area 3 (San Rafael Basin) Land Use Policy Map Index



NOT TO SCALE
FILE: MAP3_0.MXD

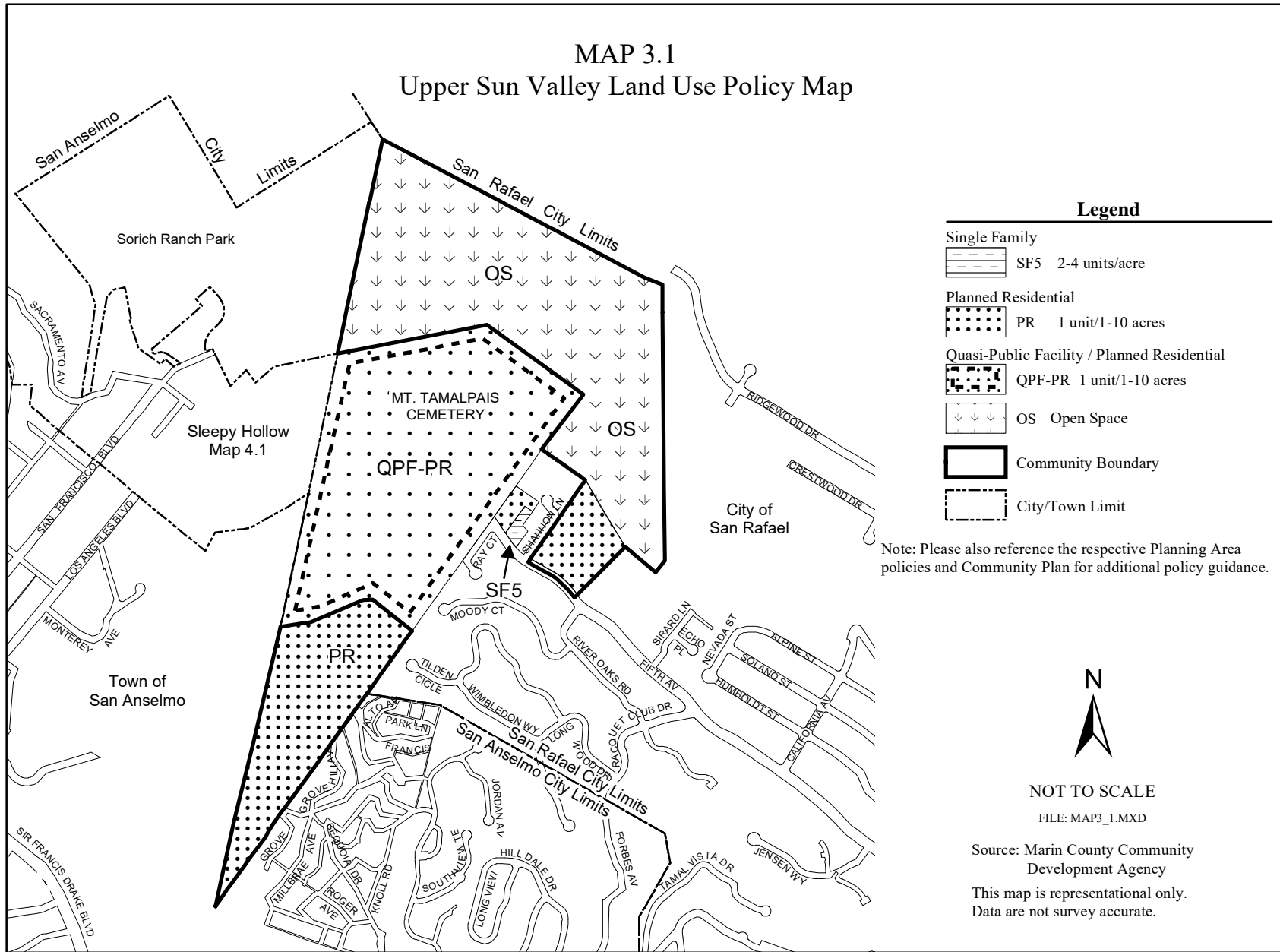
Legend

- Plan Area Boundary
- Community Boundary
- City/Town Limit

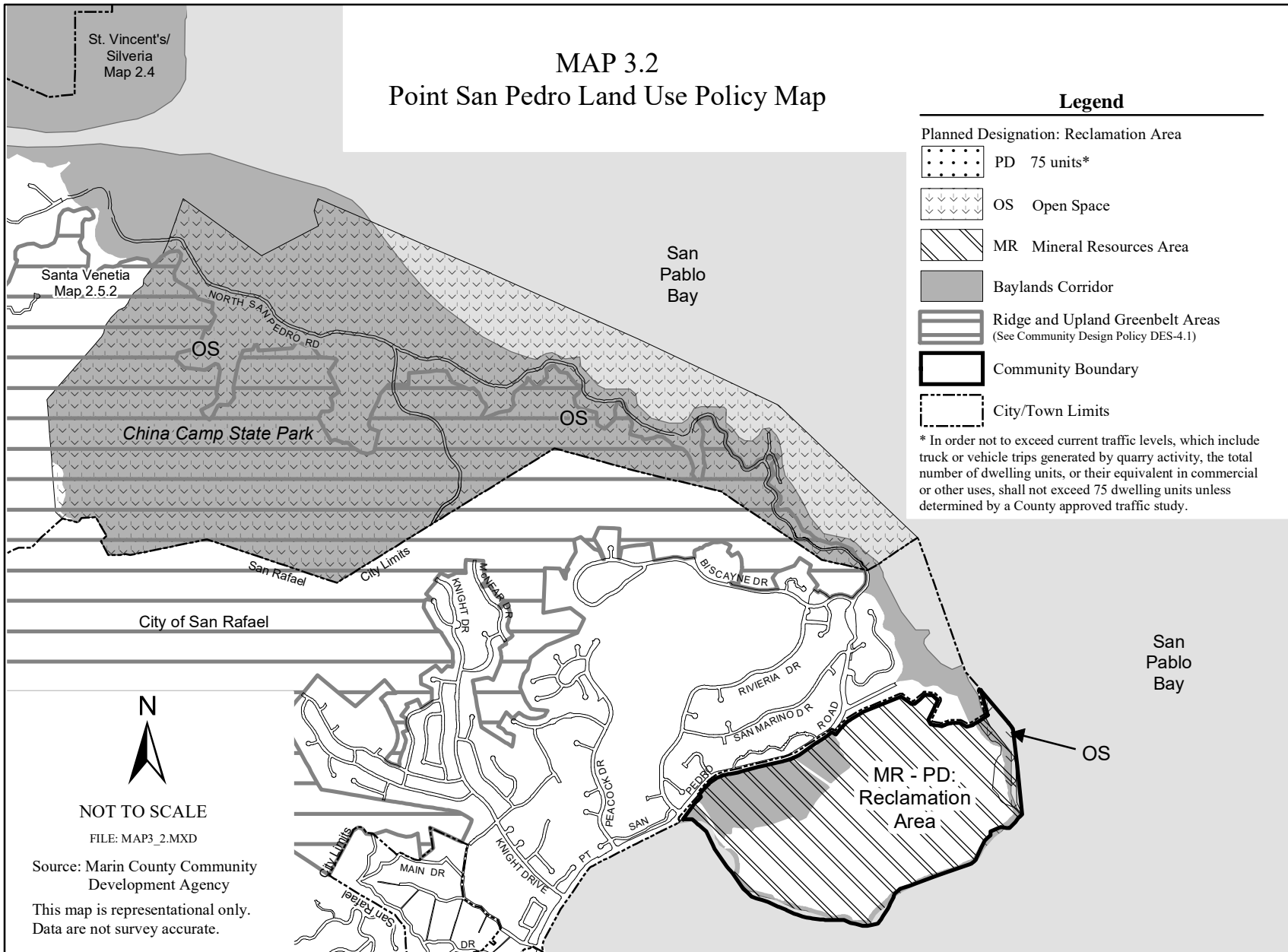
Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.

Source: Marin County Community Development Agency
This map is representational only.
Data are not survey accurate.

MAP 3.1 Upper Sun Valley Land Use Policy Map



MAP 3.2 Point San Pedro Land Use Policy Map



Legend

Planned Designation: Reclamation Area

PD 75 units*

OS Open Space

MR Mineral Resources Area

Baylands Corridor

Ridge and Upland Greenbelt Areas
(See Community Design Policy DES-4.1)

Community Boundary

City/Town Limits

* In order not to exceed current traffic levels, which include truck or vehicle trips generated by quarry activity, the total number of dwelling units, or their equivalent in commercial or other uses, shall not exceed 75 dwelling units unless determined by a County approved traffic study.

St. Vincent's/
Silveria
Map 2.4

Santa Venetia
Map 2.5.2

China Camp State Park

City of San Rafael

NOT TO SCALE

FILE: MAP3_2.MXD

Source: Marin County Community
Development Agency

This map is representational only.
Data are not survey accurate.

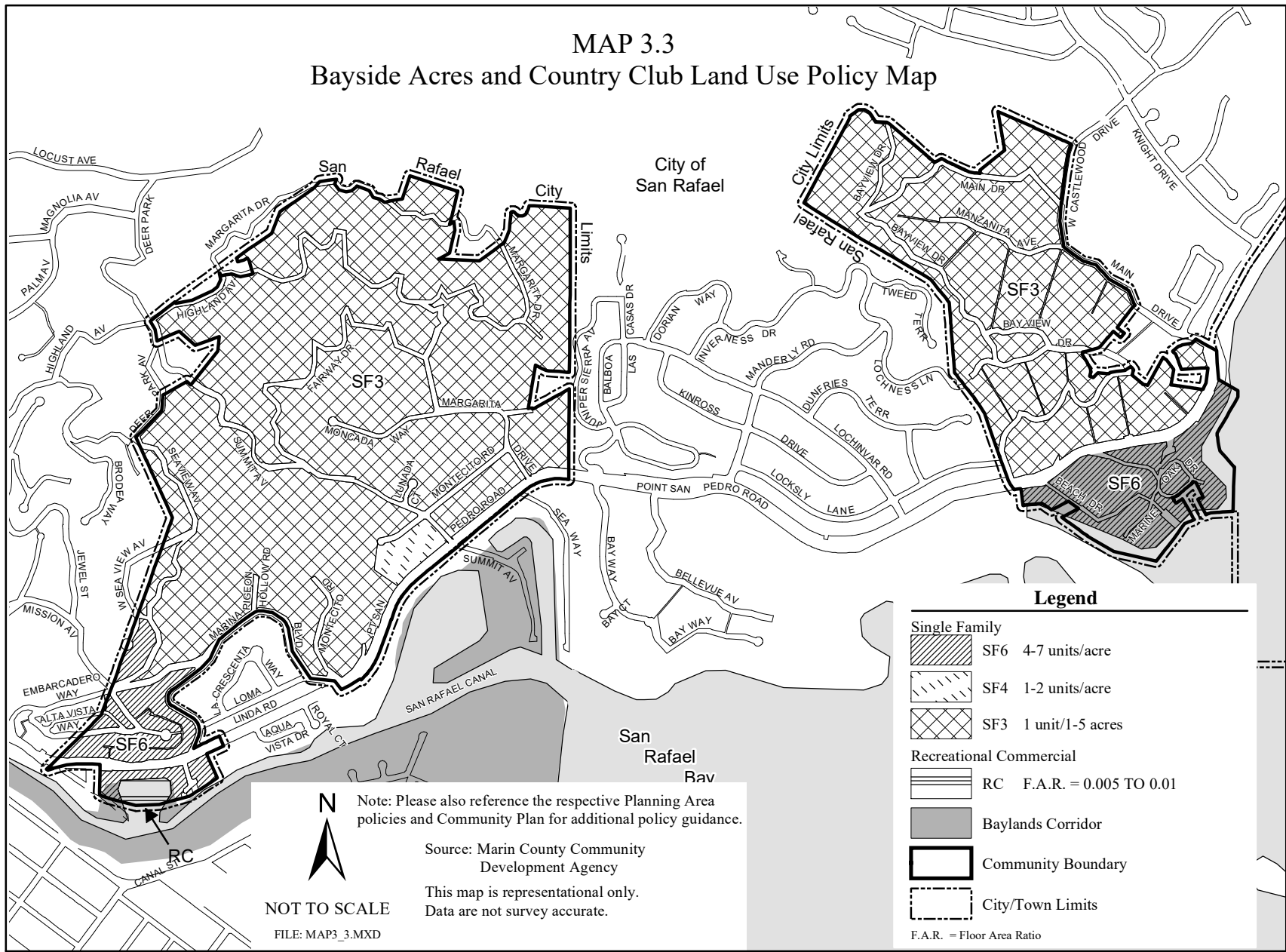


San Pablo Bay

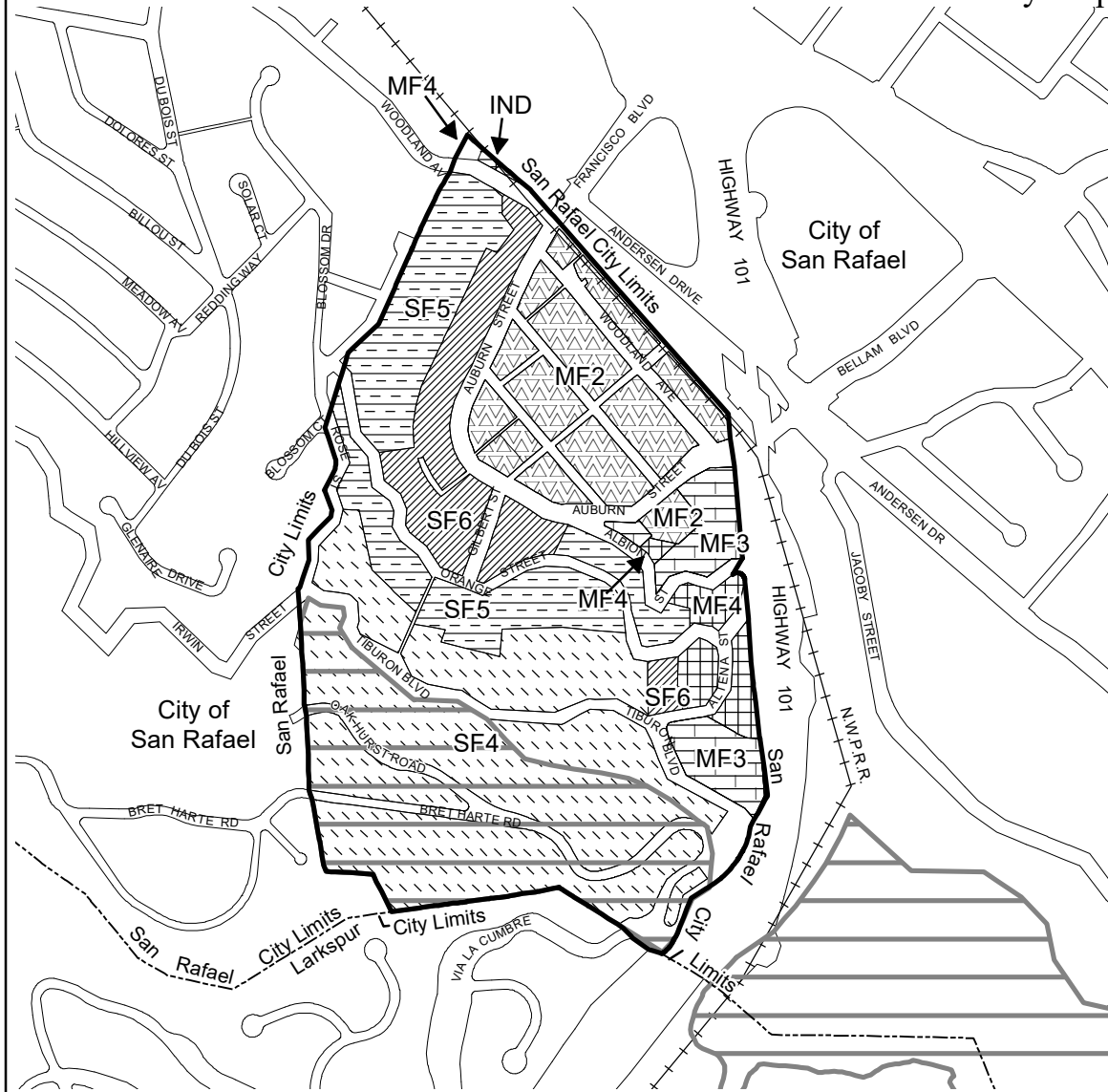
MR - PD:
Reclamation
Area

OS

MAP 3.3 Bayside Acres and Country Club Land Use Policy Map



MAP 3.4 California Park Land Use Policy Map



Legend

- Single Family**
- SF6 4-7 units/acre
 - SF5 2-4 units/acre
 - SF4 1-2 units/acre
- Multi Family**
- MF4 11-30 units/acre
 - MF3 5-10 units/acre
 - MF2 1-4 units/acre
- Industrial**
- IND F.A.R. = 0.10 TO 0.33
- Ridge and Upland Greenbelt Areas**
(See Community Design Policy DES-4.1)
- Community Boundary**
- City/Town Limit**
- F.A.R. = Floor Area Ratio

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.



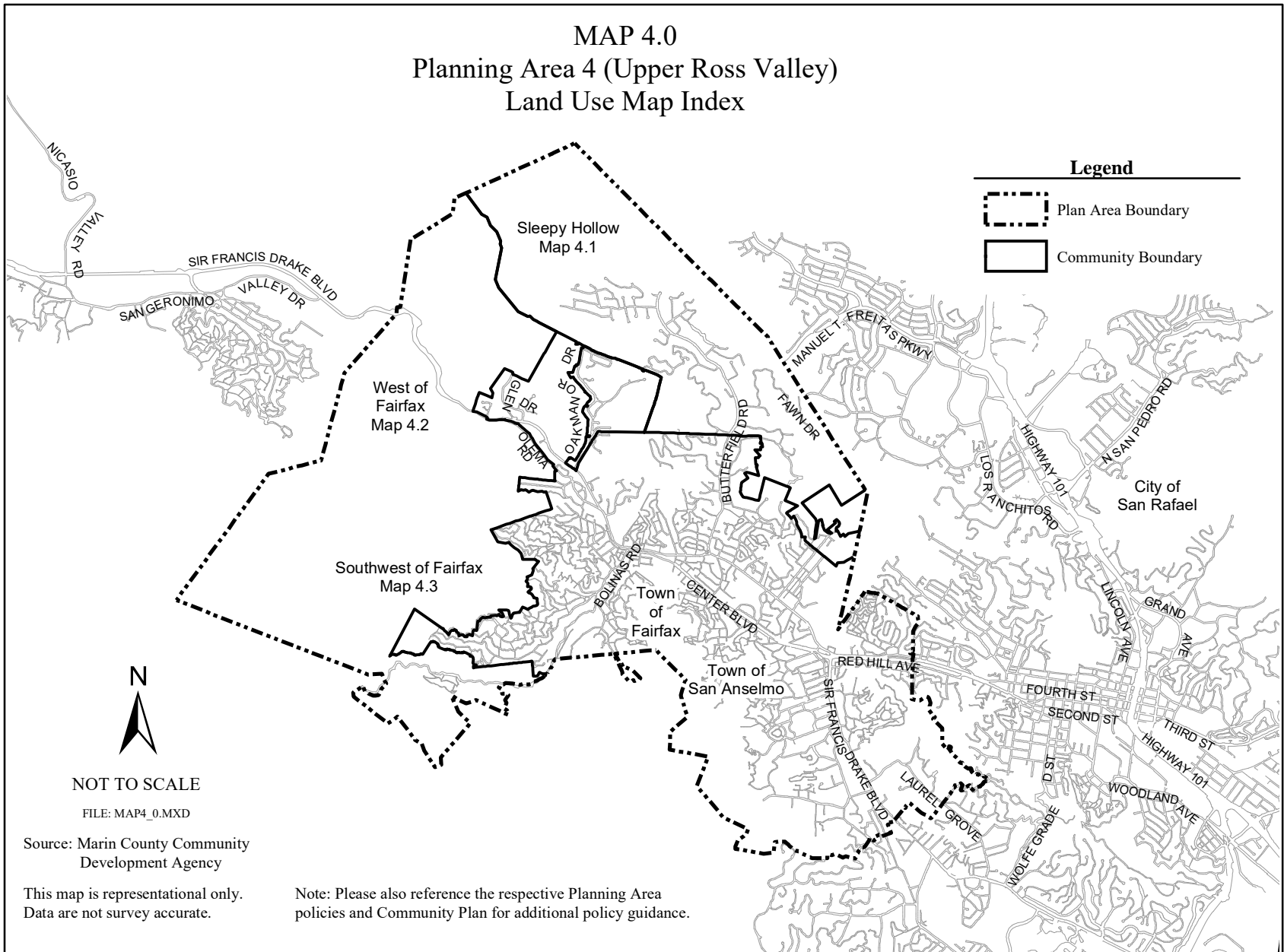
NOT TO SCALE
FILE: MAP3_4.MXD

Source: Marin County Community Development Agency
This map is representational only.
Data are not survey accurate.

MAP 4.0

Planning Area 4 (Upper Ross Valley)

Land Use Map Index



Legend

- Plan Area Boundary
- Community Boundary



NOT TO SCALE

FILE: MAP4_0.MXD

Source: Marin County Community
Development Agency





This map is representational only.
Data are not survey accurate.

Note: Please also reference the respective Planning Area
policies and Community Plan for additional policy guidance.

MAP 4.1 Sleepy Hollow Land Use Policy Map

Legend


Single Family

-  SF6 4-7 units/acre
-  SF5 2-4 units/acre
-  SF4 1-2 units/acre
-  SF3 1 unit/1-5 acres


Multi Family

-  MF2 1-4 units/acre

Planned Residential



-  PR 1 unit/1-10 acres

Public Facility / Single Family


-  PF-SF4 1-2 units/acre

-  OS Open Space

Agricultural

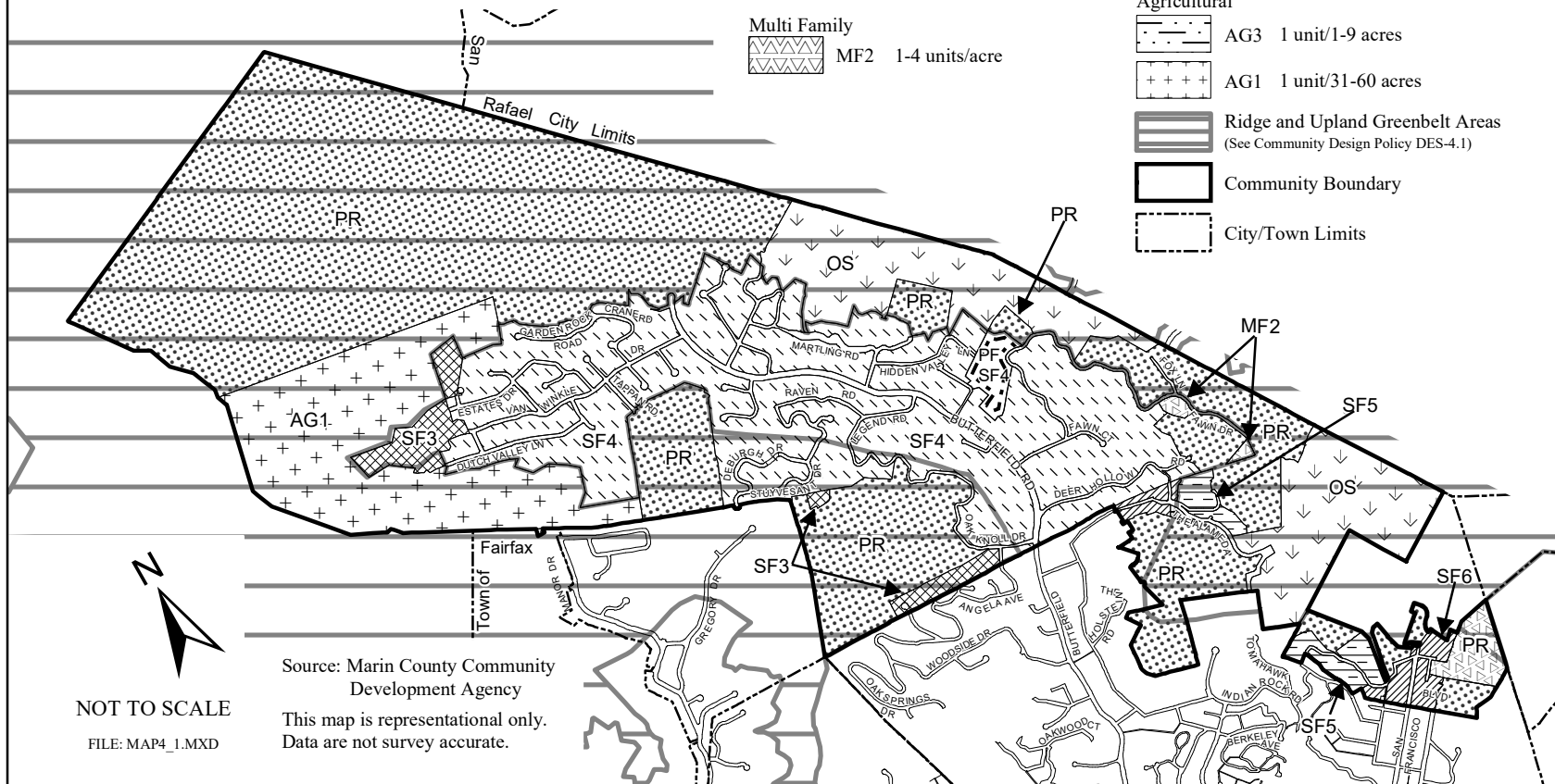
-  AG3 1 unit/1-9 acres
-  AG1 1 unit/31-60 acres

-  Ridge and Upland Greenbelt Areas
(See Community Design Policy DES-4.1)

-  Community Boundary

-  City/Town Limits

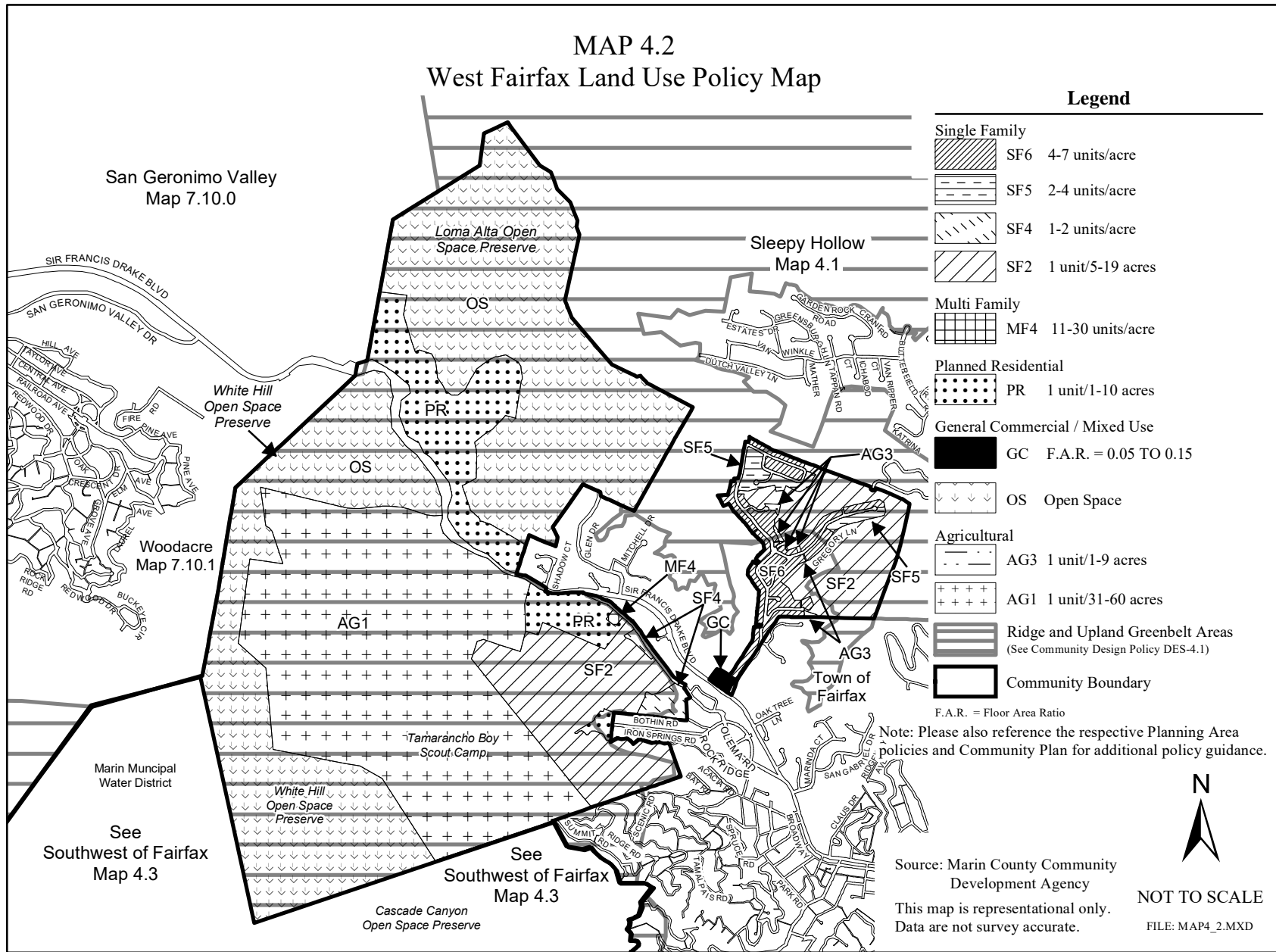
Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.



Source: Marin County Community Development Agency
This map is representational only.
Data are not survey accurate.

NOT TO SCALE
FILE: MAP4_1.MXD

MAP 4.2 West Fairfax Land Use Policy Map



Legend

- Single Family**
 - SF6 4-7 units/acre
 - SF5 2-4 units/acre
 - SF4 1-2 units/acre
 - SF2 1 unit/5-19 acres
- Multi Family**
 - MF4 11-30 units/acre
- Planned Residential**
 - PR 1 unit/1-10 acres
- General Commercial / Mixed Use**
 - GC F.A.R. = 0.05 TO 0.15
- Open Space**
 - OS Open Space
- Agricultural**
 - AG3 1 unit/1-9 acres
 - AG1 1 unit/31-60 acres
- Ridge and Upland Greenbelt Areas**
(See Community Design Policy DES-4.1)
- Community Boundary

F.A.R. = Floor Area Ratio

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.



NOT TO SCALE

FILE: MAP4_2.MXD

Source: Marin County Community Development Agency

This map is representational only.
Data are not survey accurate.

San Geronimo Valley
Map 7.10.0

Sleepy Hollow
Map 4.1

Woodacre
Map 7.10.1

Marin Municipal
Water District

See
Southwest of Fairfax
Map 4.3

See
Southwest of Fairfax
Map 4.3

Cascade Canyon
Open Space Preserve

Loma Alta Open
Space Preserve

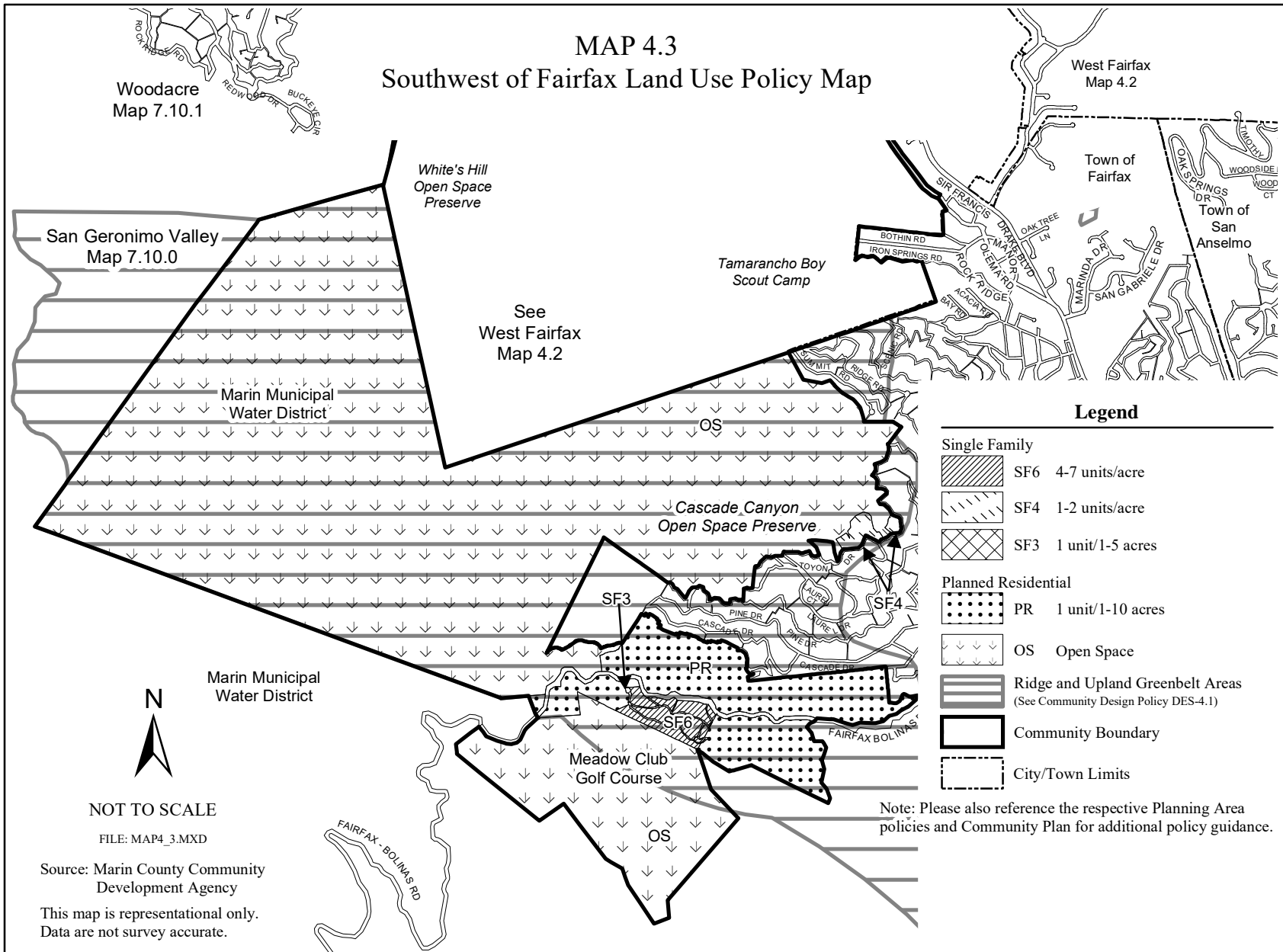
White Hill
Open Space
Preserve

White Hill
Open Space
Preserve

Tamaranchio Boy
Scout Camp

Town of
Fairfax

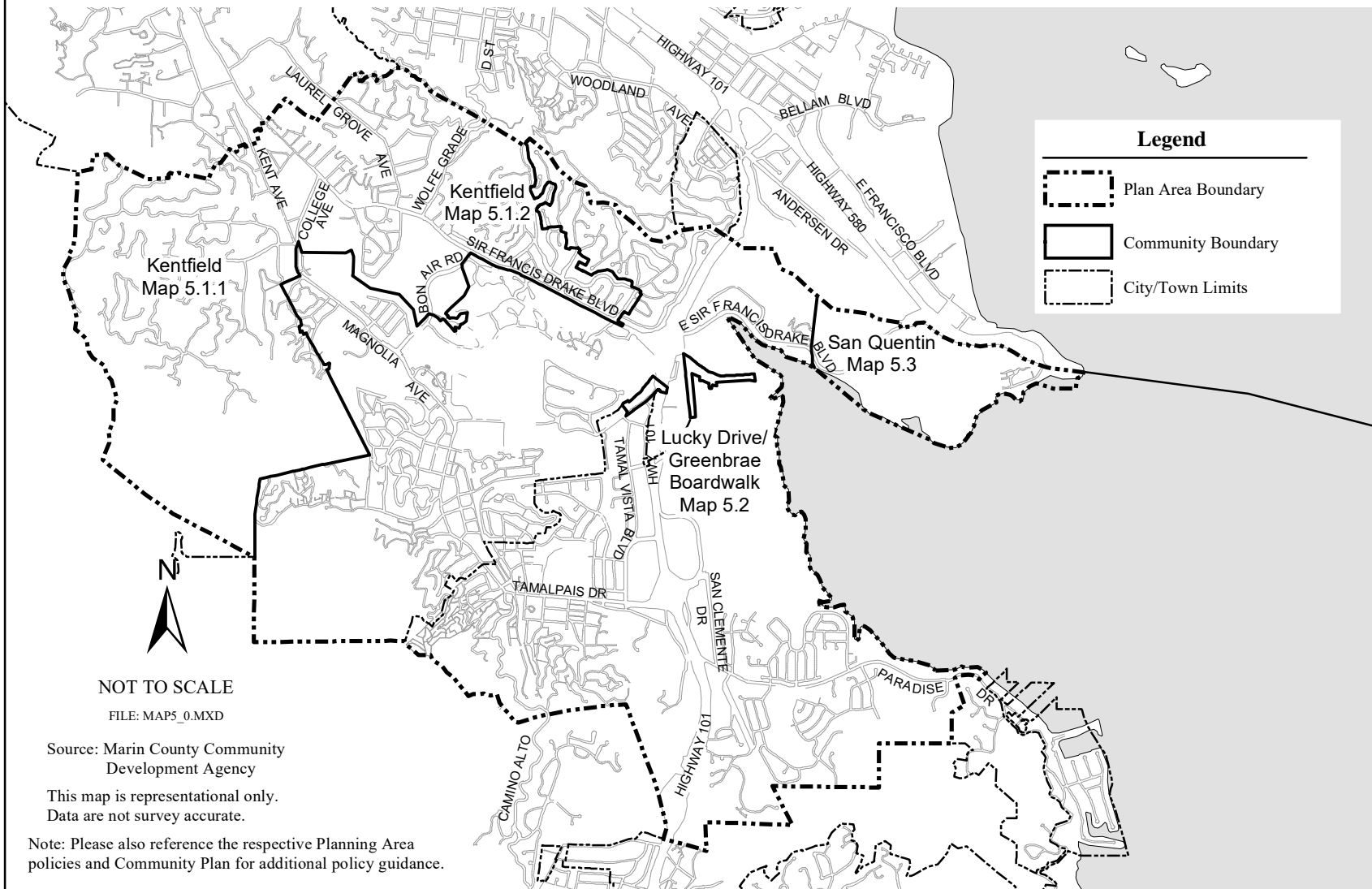
MAP 4.3 Southwest of Fairfax Land Use Policy Map



MAP 5.0

Planning Area 5 (Lower Ross Valley)

Land Use Map Index



Legend

- Plan Area Boundary
- Community Boundary
- City/Town Limits

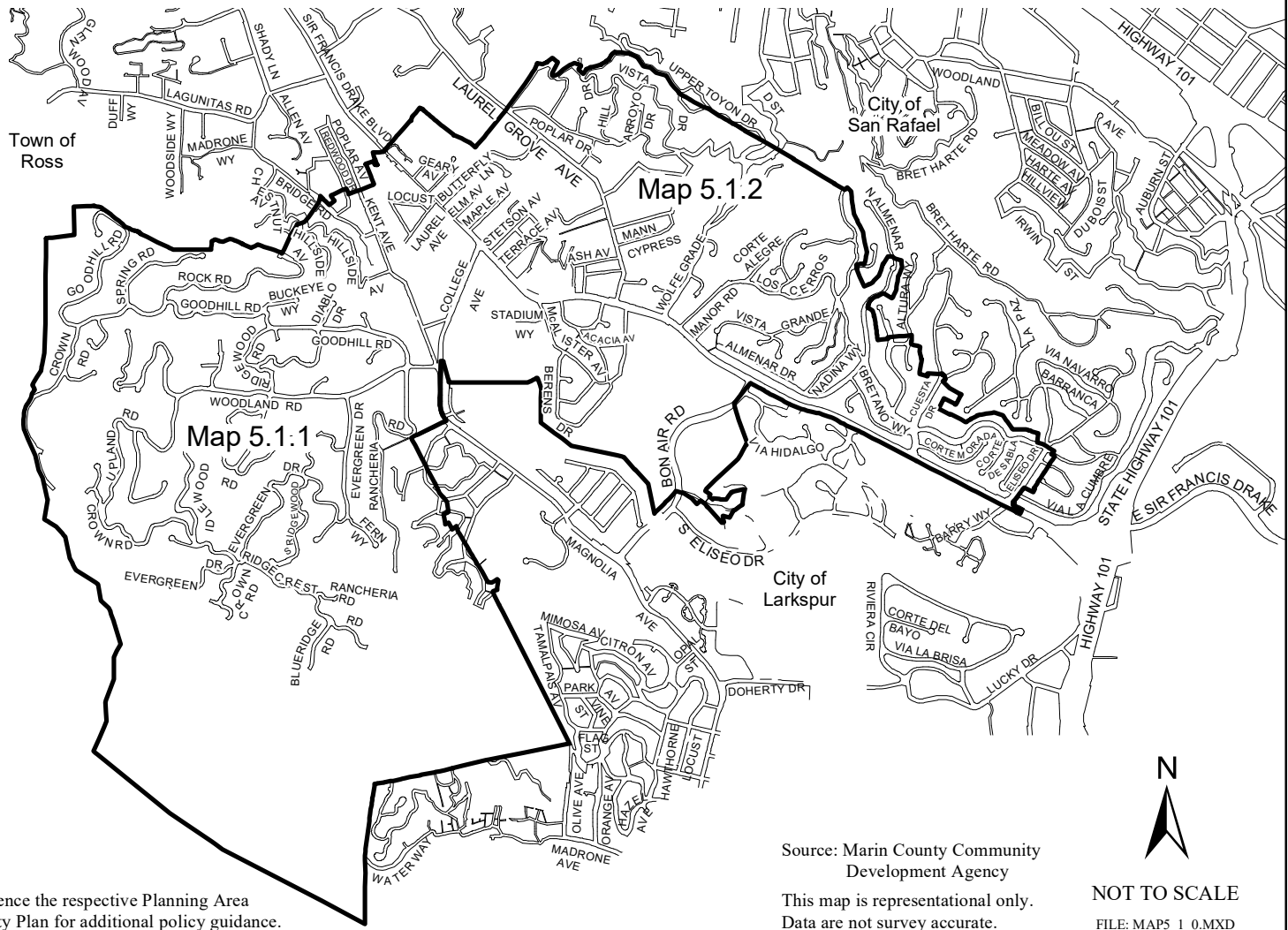
NOT TO SCALE
 FILE: MAP5_0.MXD

Source: Marin County Community Development Agency

This map is representational only.
Data are not survey accurate.

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.

MAP 5.1.0 Kentfield Land Use Policy Map Key



Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.

Source: Marin County Community Development Agency

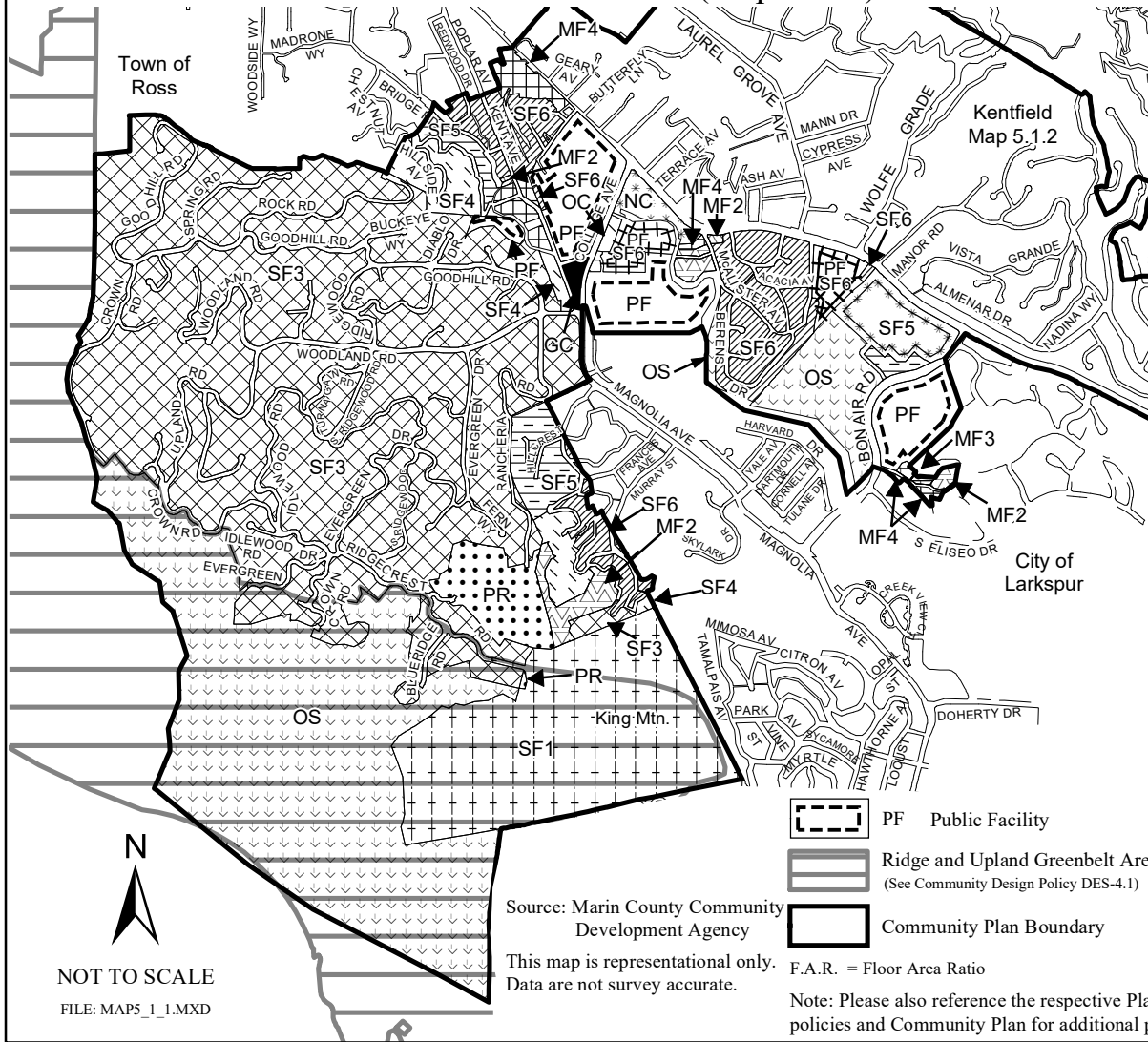
This map is representational only.
Data are not survey accurate.



NOT TO SCALE

FILE: MAP5_1_0.MXD

MAP 5.1.1 Kentfield Land Use Policy Map (Map 1 of 2)



Legend

- | | |
|--|---|
| Single Family | |
| | SF6 4-7 units/aces |
| | SF5 2-4 unit/acre |
| | SF4 1-2 units/acre |
| | SF3 1 unit/1-5 acres |
| | SF1 1 unit/20-60 acres |
| Multi Family | |
| | MF4 11-30 units/acre |
| | MF3 5-10 units/acre |
| | MF2 1-4 units/acre |
| Planned Residential | |
| | PR 1 unit/1-10 acres |
| General Commercial / Mixed Use | |
| | GC F.A.R. = 0.10 TO 0.35 |
| Office Commercial / Mixed Use | |
| | OC F.A.R. = 0.10 TO 0.35 |
| Neighborhood Commercial / Mixed Use | |
| | NC F.A.R. = 0.10 TO 0.35
5-10 units/acre |
| | OS Open Space |
| Public Facility / Single Family | |
| | PF-SF6 4-7 units/acre |
| | PF-SF5 2-4 units/acre |

- | | |
|--|---|
| | PF Public Facility |
| | Ridge and Upland Greenbelt Areas
(See Community Design Policy DES-4.1) |
| | Community Plan Boundary |
- F.A.R. = Floor Area Ratio

Source: Marin County Community Development Agency

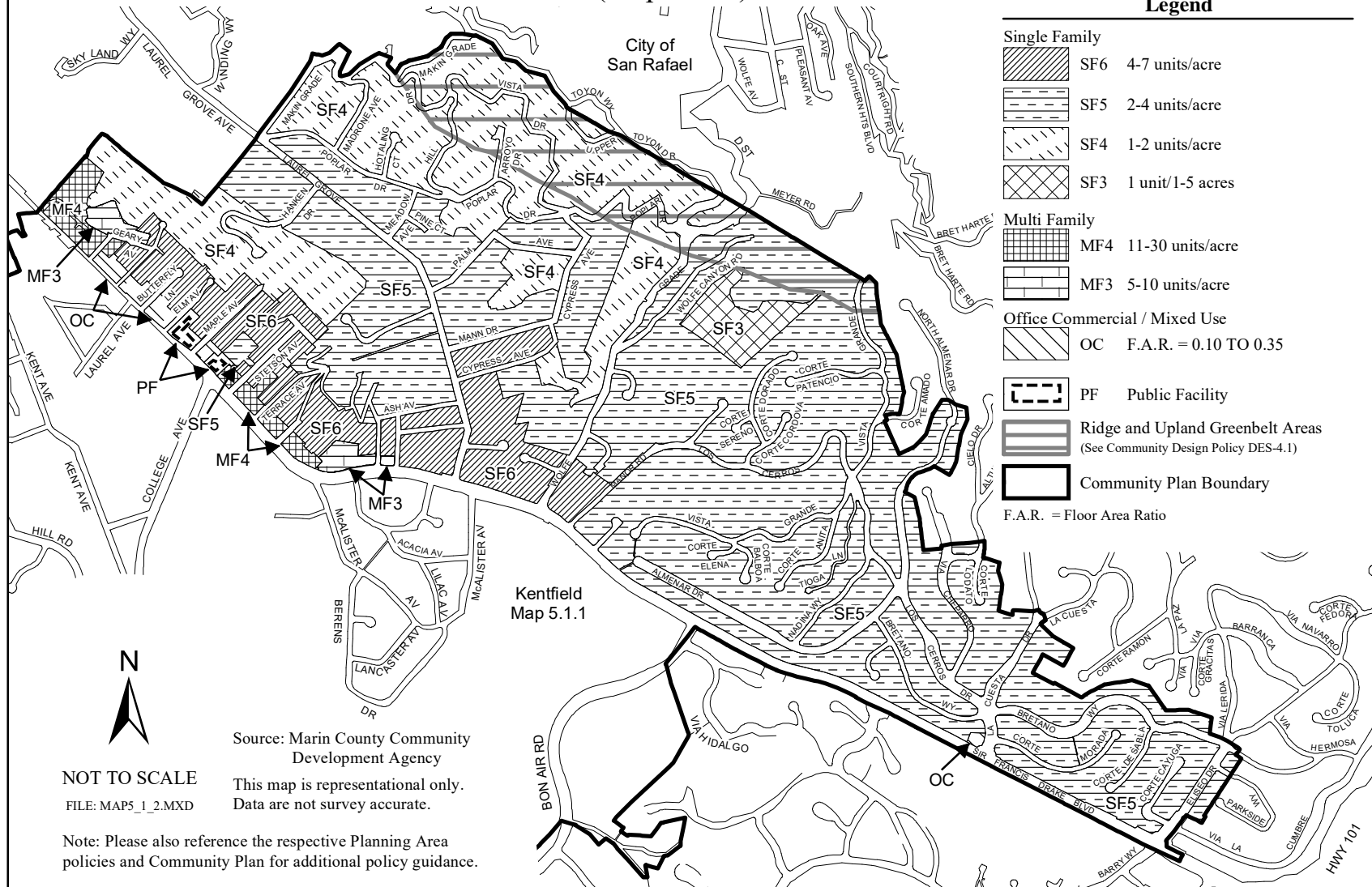
This map is representational only. Data are not survey accurate.

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.

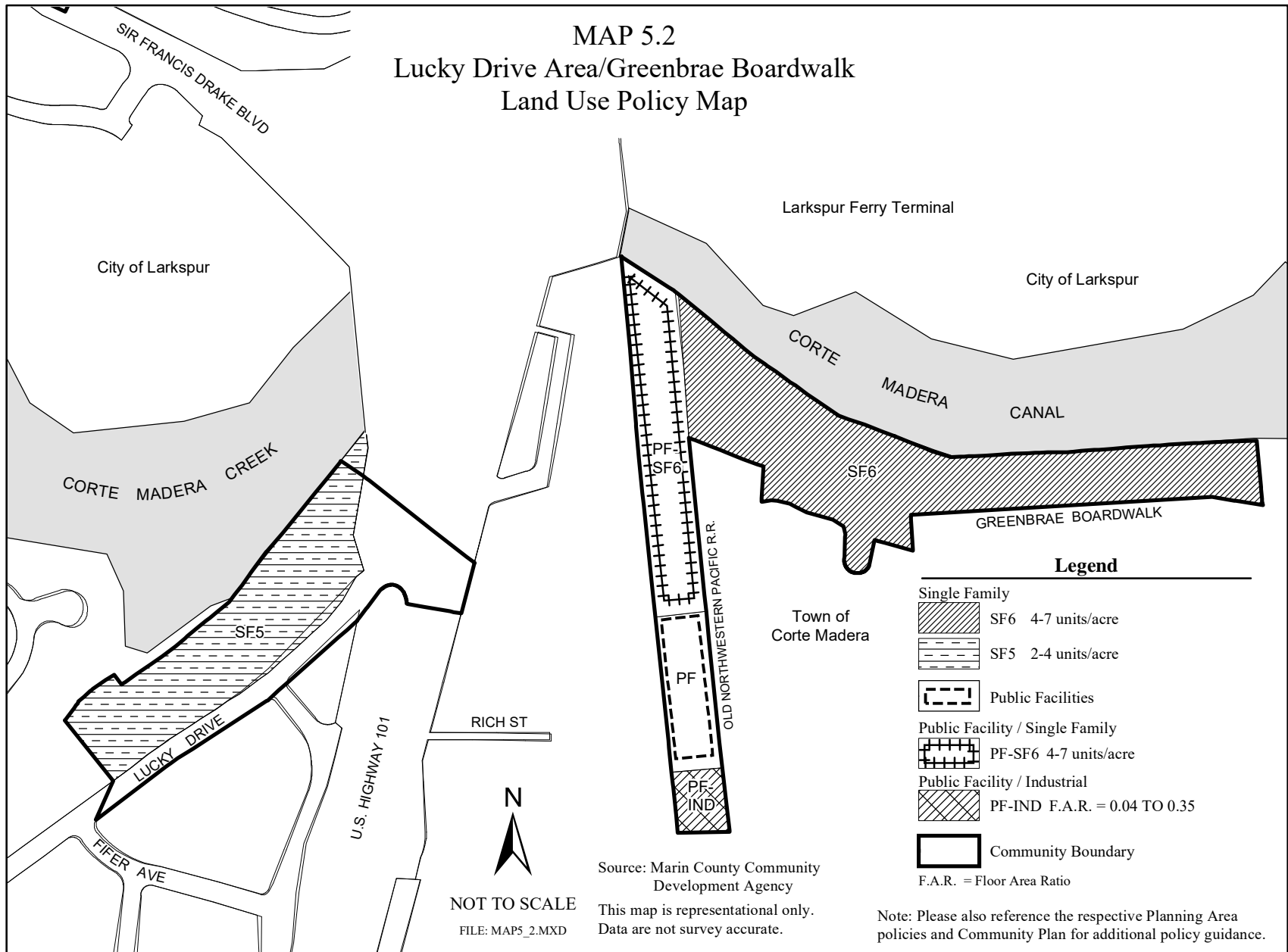
N

 NOT TO SCALE
 FILE: MAP5_1_1.MXD

MAP 5.1.2 Kentfield Land Use Policy Map (Map 2 of 2)



MAP 5.2 Lucky Drive Area/Greenbrae Boardwalk Land Use Policy Map



Legend

- Single Family
 - SF6 4-7 units/acre
 - SF5 2-4 units/acre
 - Public Facilities
 - Public Facility / Single Family
 - PF-SF6 4-7 units/acre
 - Public Facility / Industrial
 - PF-IND F.A.R. = 0.04 TO 0.35
 - Community Boundary
- F.A.R. = Floor Area Ratio










Source: Marin County Community Development Agency
 This map is representational only.
 Data are not survey accurate.

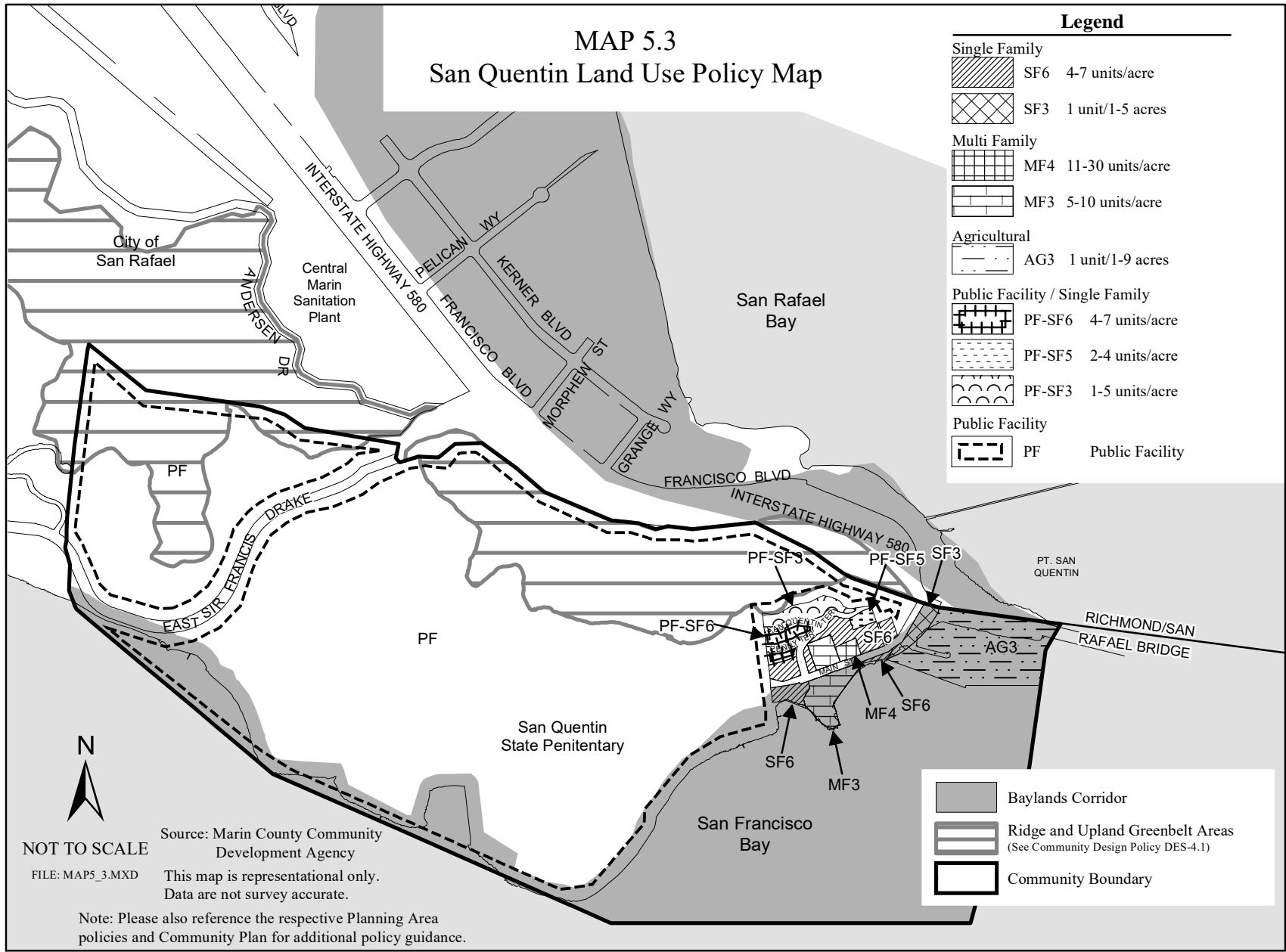
Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.

NOT TO SCALE
 FILE: MAP5_2.MXD

MAP 5.3 San Quentin Land Use Policy Map

Legend




- Single Family**
 -  SF6 4-7 units/acre
 -  SF3 1 unit/1-5 acres
- Multi Family**
 -  MF4 11-30 units/acre
 -  MF3 5-10 units/acre
- Agricultural**
 -  AG3 1 unit/1-9 acres
- Public Facility / Single Family**
 -  PF-SF6 4-7 units/acre
 -  PF-SF5 2-4 units/acre
 -  PF-SF3 1-5 units/acre
- Public Facility**
 -  PF Public Facility



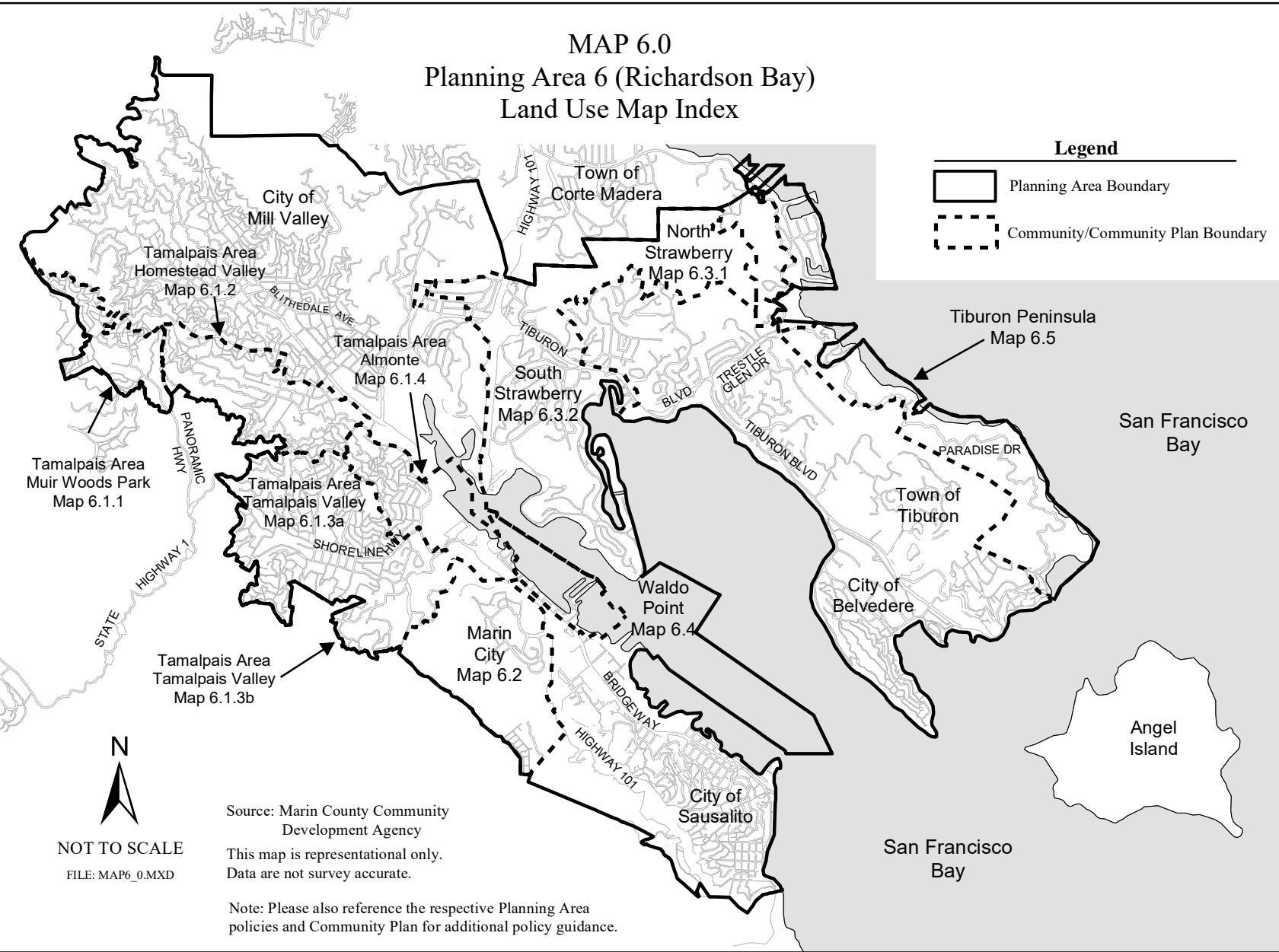
NOT TO SCALE
FILE: MAP5_3.MXD

Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.

-  Baylands Corridor
-  Ridge and Upland Greenbelt Areas (See Community Design Policy DES-4.1)
-  Community Boundary

MAP 6.0 Planning Area 6 (Richardson Bay) Land Use Map Index



Legend

- Planning Area Boundary
- Community/Community Plan Boundary

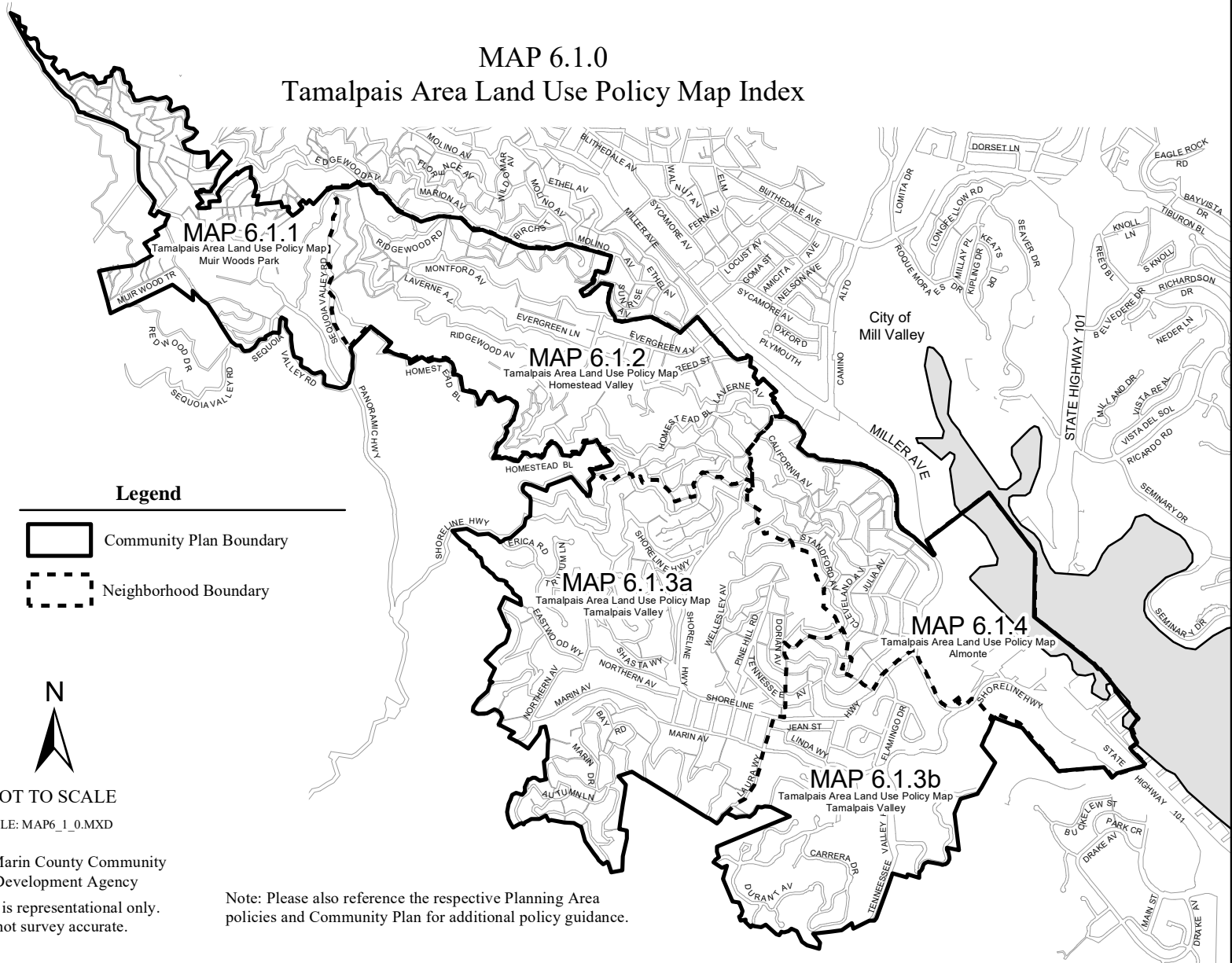
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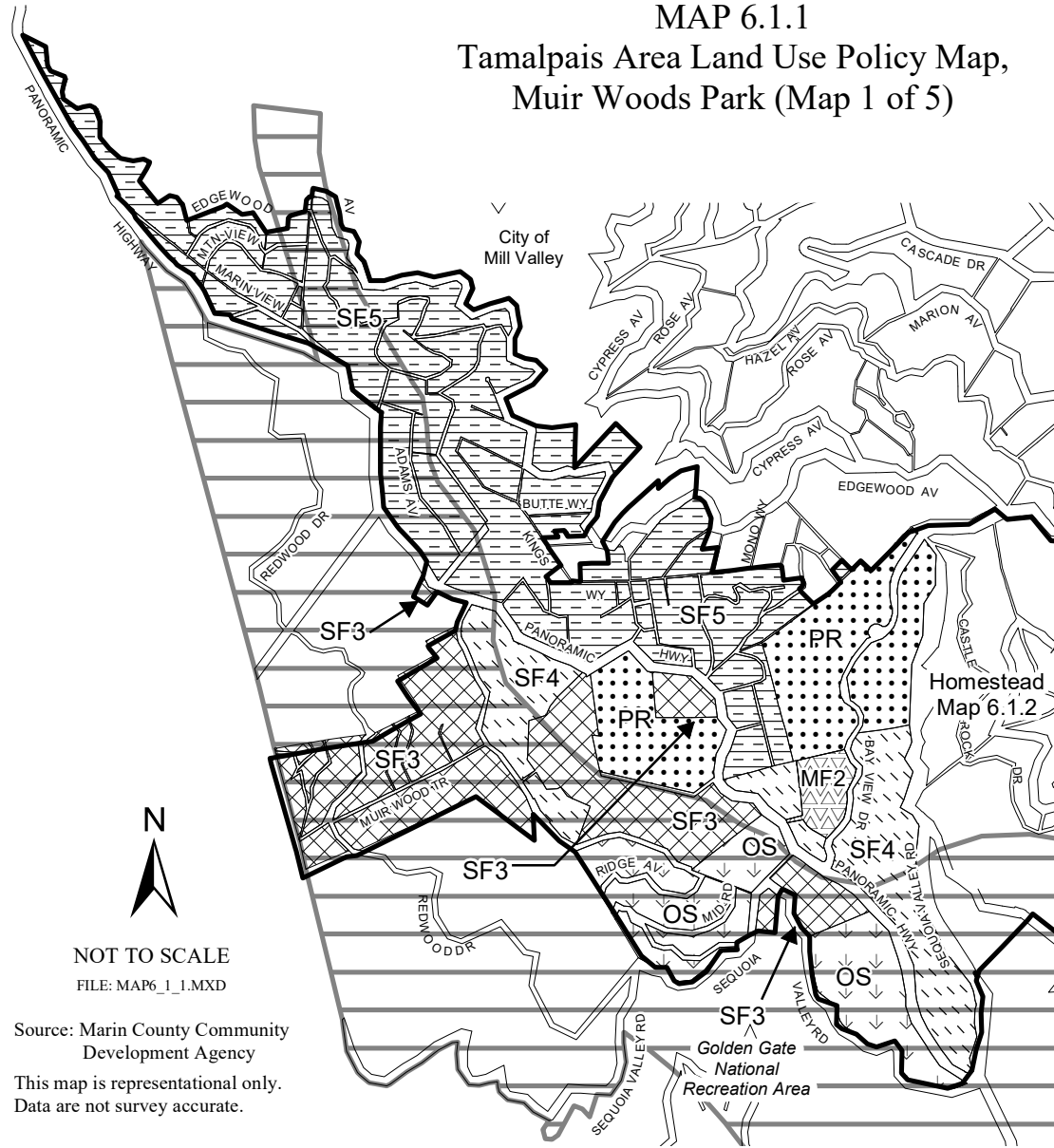
Source: Marin County Community Development Agency
 This map is representational only.
 Data are not survey accurate.

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.









MAP 6.1.0 Tamalpais Area Land Use Policy Map Index



MAP 6.1.1 Tamalpais Area Land Use Policy Map, Muir Woods Park (Map 1 of 5)



Legend

- Single Family**
-  SF5 2-4 units/acre
-  SF4 1-2 units/acre
-  SF3 1 unit/1-5 acres
- Multi Family**
-  MF2 1-4 units/acre
- Planned Residential**
-  PR 1 unit/1-10 acres
-  OS Open Space
-  Ridge and Upland Greenbelt Areas
(See Community Design Policy DES-4.1)
-  Community Plan Boundary

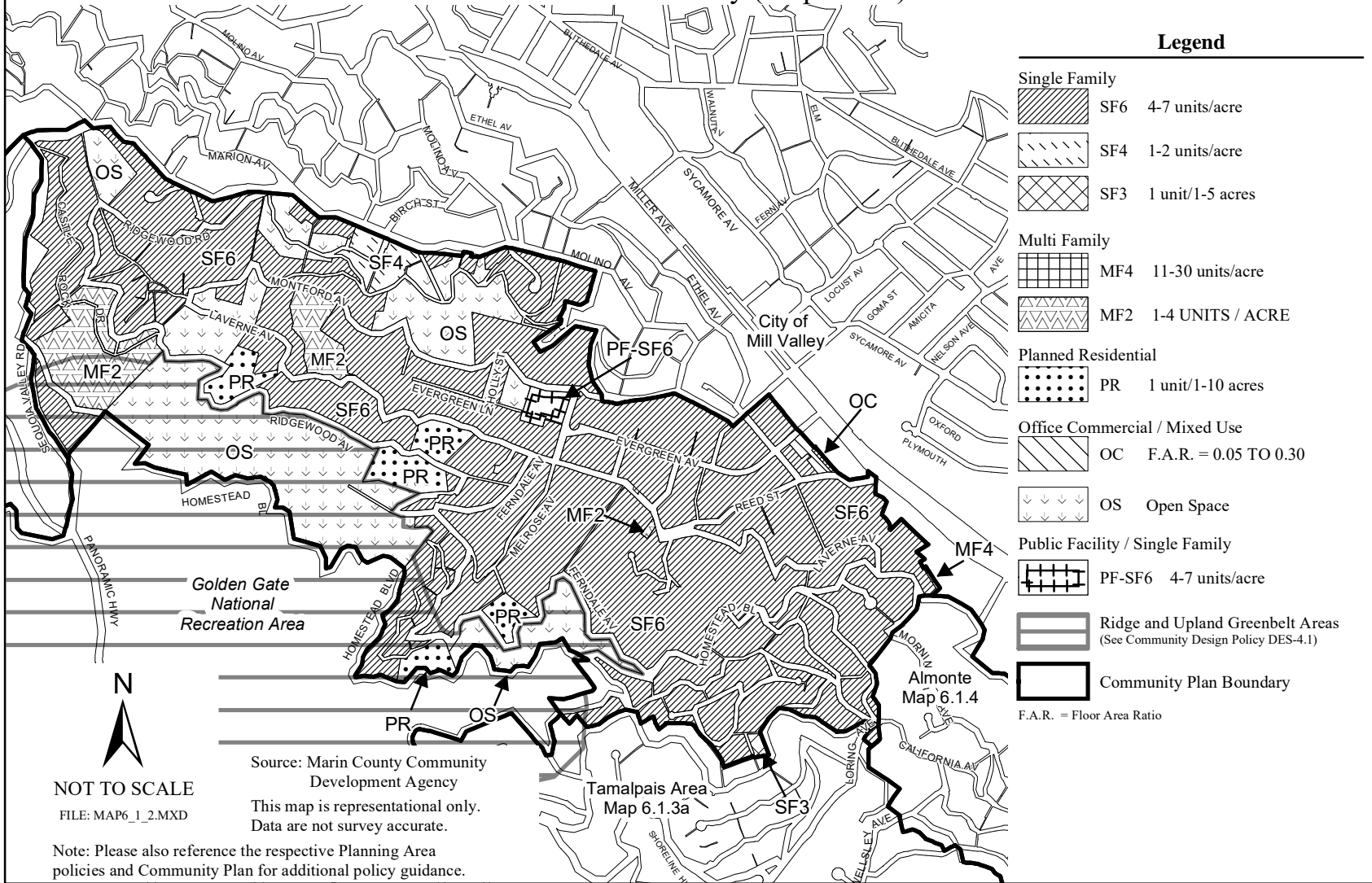


NOT TO SCALE
FILE: MAP6_1_1.MXD

Source: Marin County Community
Development Agency
This map is representational only.
Data are not survey accurate.

Note: Please also reference the respective Planning Area
policies and Community Plan for additional policy guidance.

MAP 6.1.2 Tamalpais Area Land Use Policy Map, Homestead Valley (Map 2 of 5)



Legend

- Single Family**
 - SF6 4-7 units/acre
 - SF4 1-2 units/acre
 - SF3 1 unit/1-5 acres
 - Multi Family**
 - MF4 11-30 units/acre
 - MF2 1-4 UNITS / ACRE
 - Planned Residential**
 - PR 1 unit/1-10 acres
 - Office Commercial / Mixed Use**
 - OC F.A.R. = 0.05 TO 0.30
 - Open Space**
 - OS Open Space
 - Public Facility / Single Family**
 - PF-SF6 4-7 units/acre
 - Ridge and Upland Greenbelt Areas**
(See Community Design Policy DES-4.1)
 - Community Plan Boundary**
- F.A.R. = Floor Area Ratio

N
↑

NOT TO SCALE
FILE: MAP6_1_2.MXD

Source: Marin County Community Development Agency
This map is representational only.
Data are not survey accurate.

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.

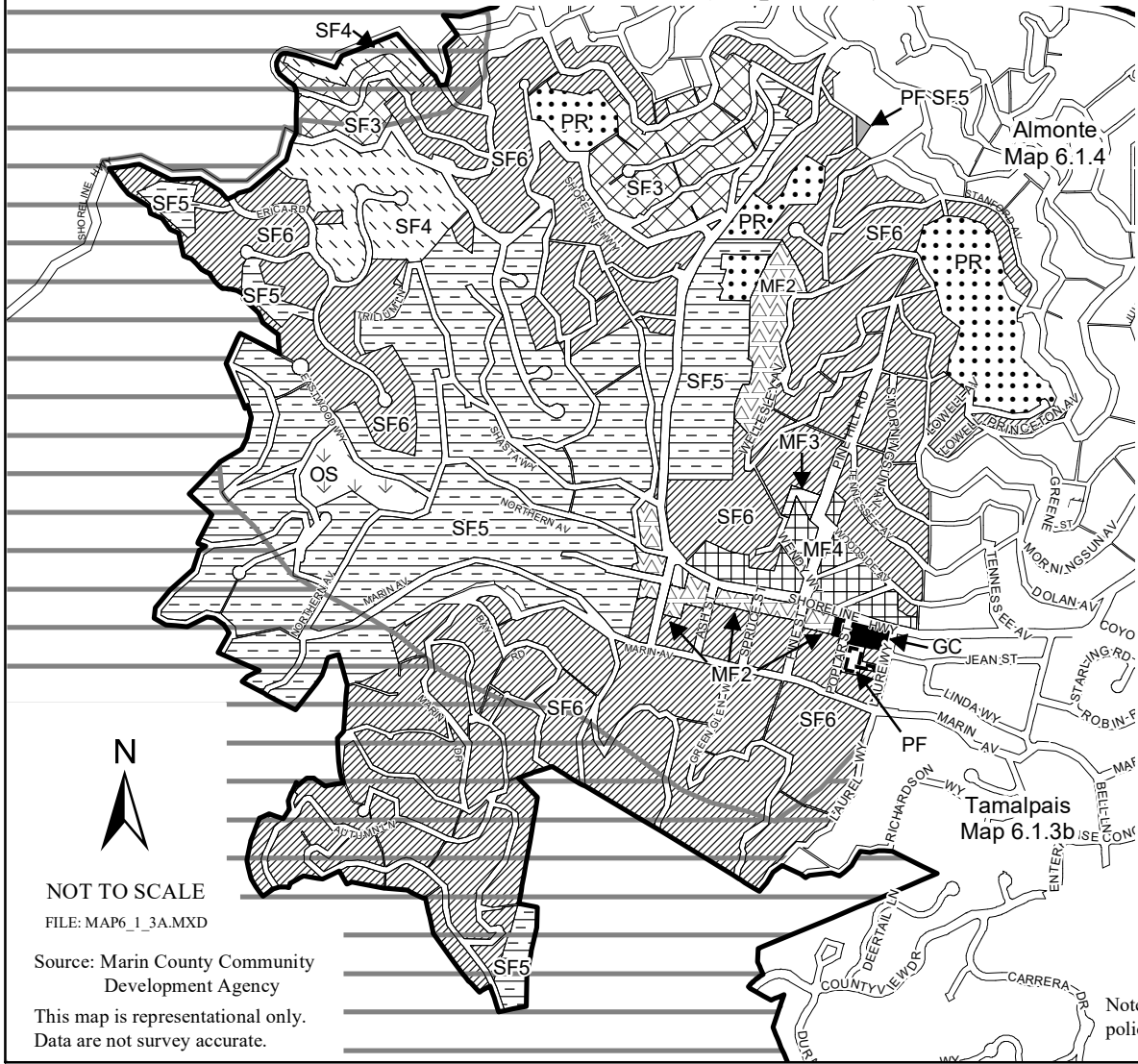
Tamalpais Area
Map 6.1.3a

Almonte
Map 6.1.4

City of
Mill Valley

Golden Gate
National
Recreation Area

MAP 6.1.3a Tamalpais Area Land Use Policy Map (Map 3 of 5)



Legend

- Single Family**
 - SF6 4-7 units/acre
 - SF5 2-4 units/acre
 - SF4 1-2 units/acre
 - SF3 1 unit/1-5 acres
 - Multifamily**
 - MF4 11-30 units/acre
 - MF3 5-10 units/acre
 - MF2 1-4 units/acre
 - Planned Residential**
 - PR 1 unit/1-10 acres
 - General Commercial / Mixed Use**
 - GC F.A.R. = 0.05 TO 0.30
 - PF Public Facility
 - Public Facility / Single Family**
 - PF SF5 2-4 units/acre
 - OS Open Space
 - Ridge and Upland Greenbelt Areas
(See Community Design Policy DES-4.1)
 - Community Plan Boundary
- F.A.R. = Floor Area Ratio

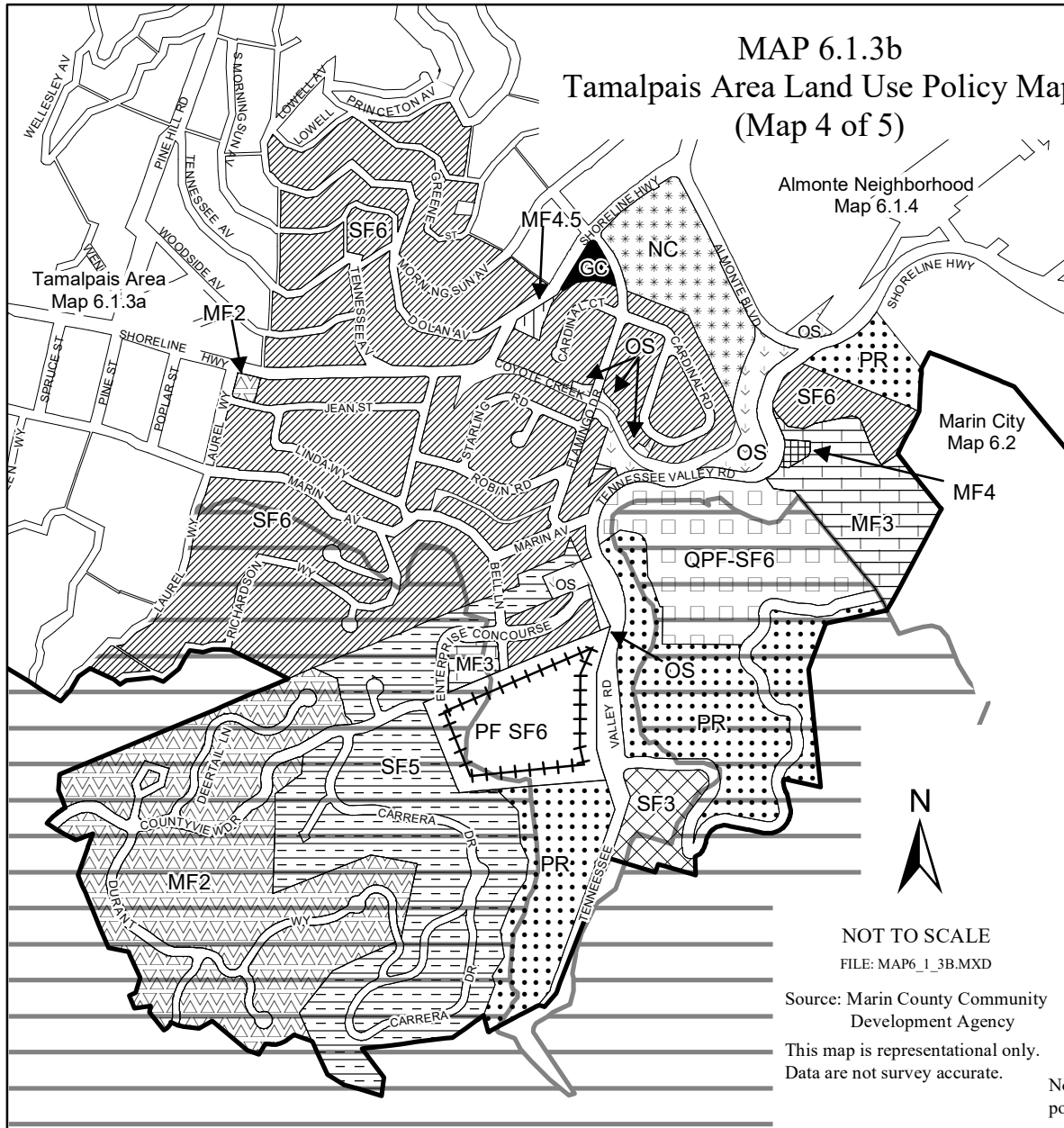
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 FILE: MAP6_1_3A.MXD

Source: Marin County Community Development Agency
 This map is representational only.
 Data are not survey accurate.

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.

MAP 6.1.3b Tamalpais Area Land Use Policy Map (Map 4 of 5)



Legend

- Single Family**
 - SF6 4-7 units/acre
 - SF5 2-4 units/acre
 - SF3 1 unit/1-5 acres
 - Multi Family**
 - MF4.5 11-40 units/acre
 - MF4 11-30 units/acre
 - MF3 5-10 units/acre
 - MF2 1-4 units/acre
 - Planned Residential**
 - PR 1 unit/1-10 acres
 - General Commercial / Mixed Use**
 - GC F.A.R. = 0.05 TO 0.30
 - Neighborhood Commercial / Mixed Use**
 - NC 1-20 units/acre
F.A.R. = 0.05 TO 0.40
 - Public Facility / Single Family**
 - PF SF6 4-7 units/acre
 - Quasi-Public Facility**
 - QPF SF6 4-7 units/acre
 - OS Open Space
 - Ridge and Upland Greenbelt Areas
(See Community Design Policy DES-4.1)
 - Community Plan Boundary
- F.A.R. = Floor Area Ratio

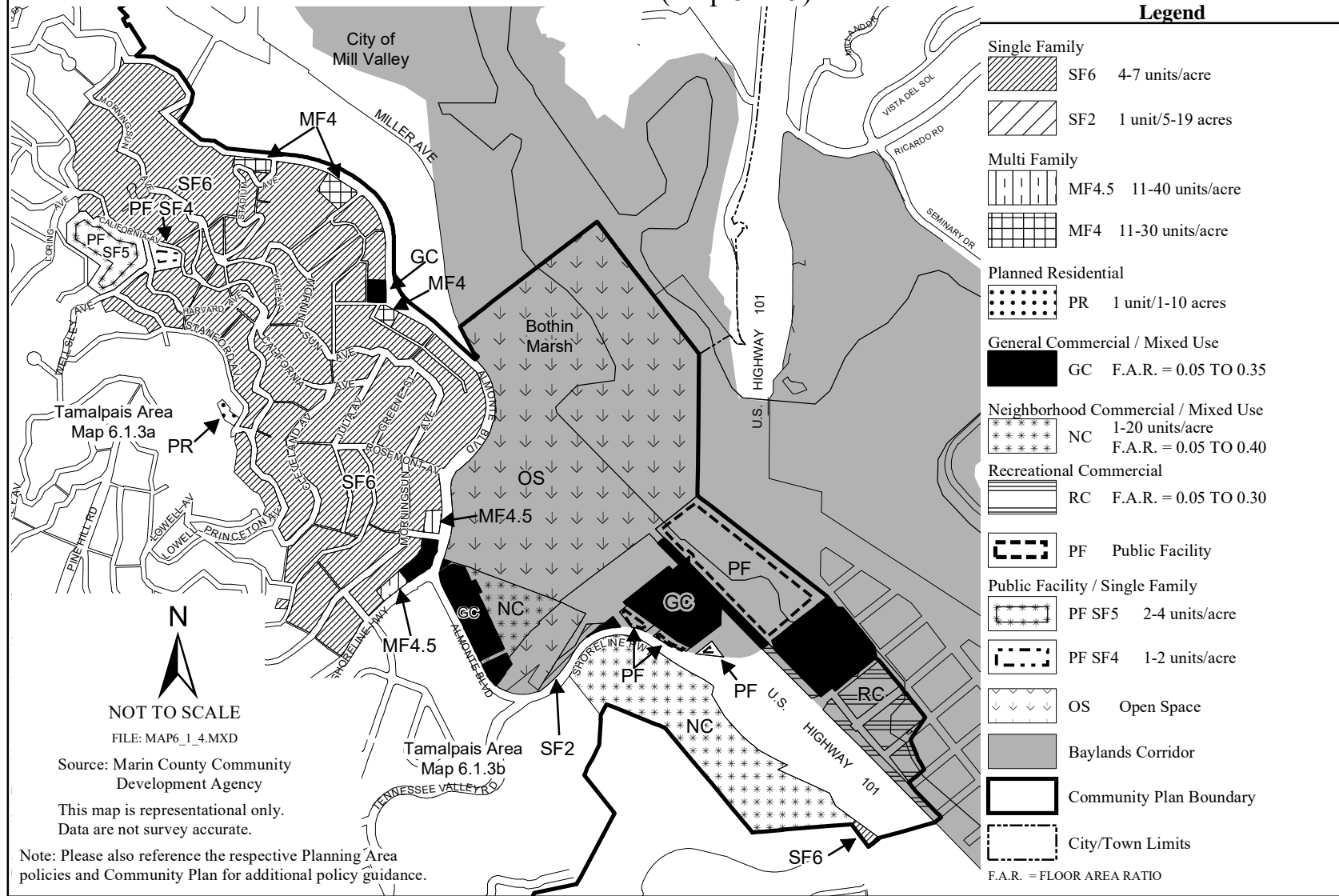
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FILE: MAP6_1_3B.MXD

Source: Marin County Community
Development Agency

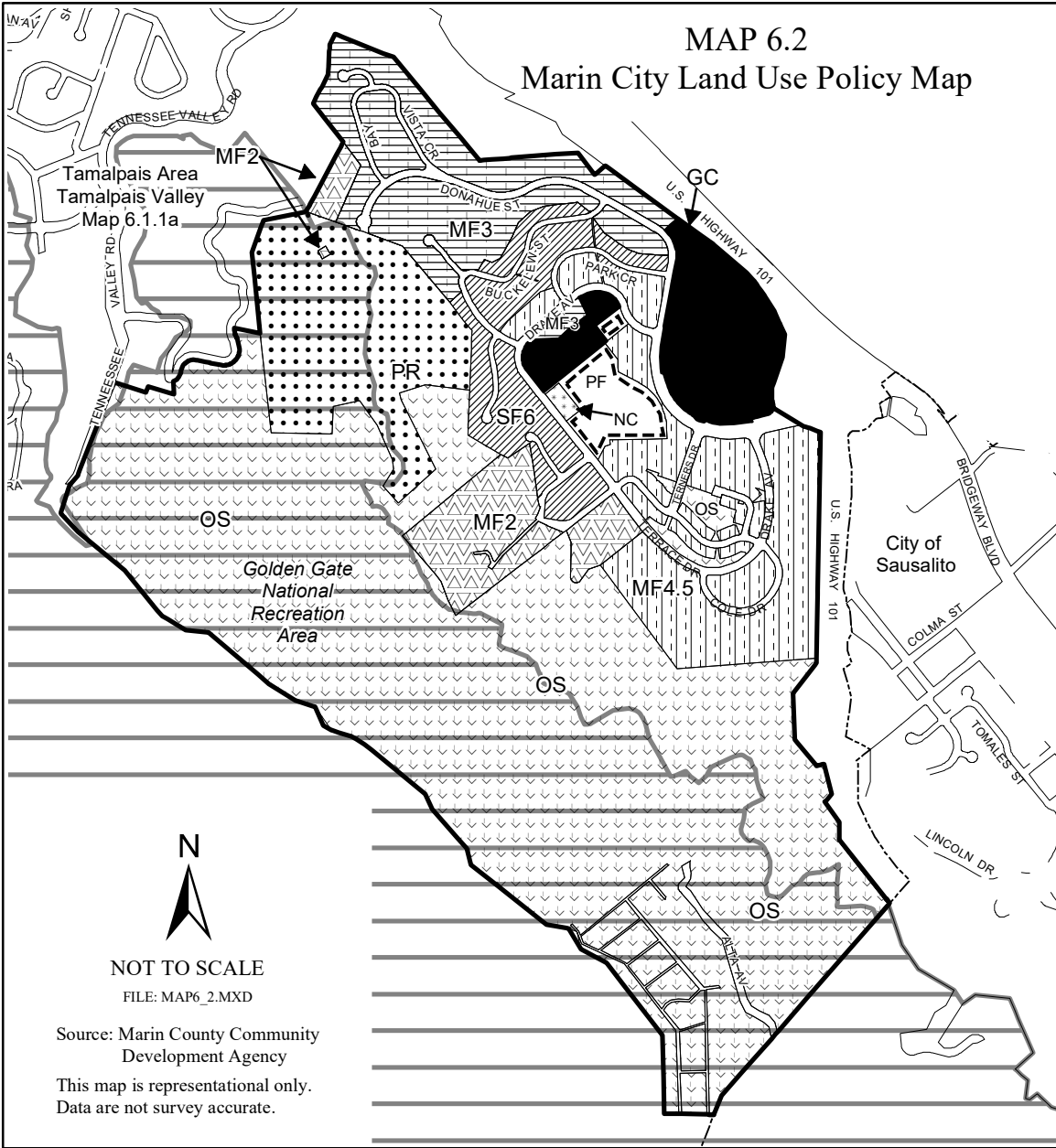
This map is representational only.
Data are not survey accurate.

Note: Please also reference the respective Planning Area
policies and Community Plan for additional policy guidance.

MAP 6.1.4 Tamalpais Area Land Use Policy Map, Almonte (Map 5 of 5)



MAP 6.2 Marin City Land Use Policy Map



Legend

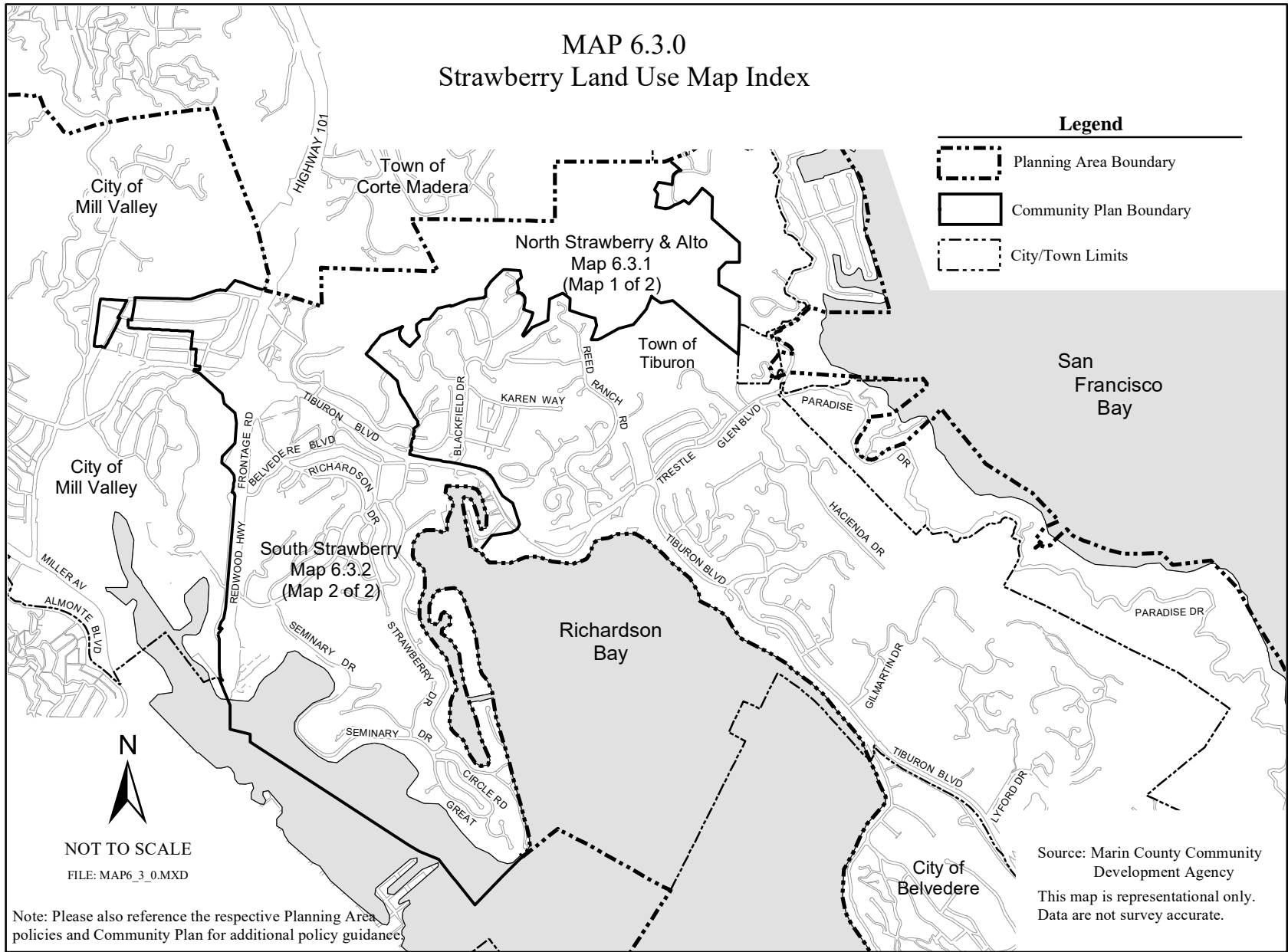
- Single Family**
 - SF6 4-7 units/acre
 - Multi Family**
 - MF4.5 11-40 units/acre
 - MF3 5-10 units/acre
 - MF2 1-4 units/acre
 - Planned Residential**
 - PR 1 unit/1-10 acres
 - General Commercial / Mixed Use**
 - GC F.A.R. = 0.60 TO 0.90
 - Neighborhood Commercial / Mixed Use**
 - NC 1-20 units/acre
F.A.R. = 0.30 TO 0.50
 - PF Public Facilities
 - OS Open Space
 - Ridge and Upland Greenbelt Areas
(See Community Design Policy DES-4.1)
 - Community Plan Boundary
 - City/Town Limits
- F.A.R. = Floor Area Ratio

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.




NOT TO SCALE
FILE: MAP6_2.MXD

Source: Marin County Community Development Agency
This map is representational only.
Data are not survey accurate.

MAP 6.3.0 Strawberry Land Use Map Index



Legend

-  Planning Area Boundary
-  Community Plan Boundary
-  City/Town Limits

NOT TO SCALE
FILE: MAP6_3_0.MXD

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.

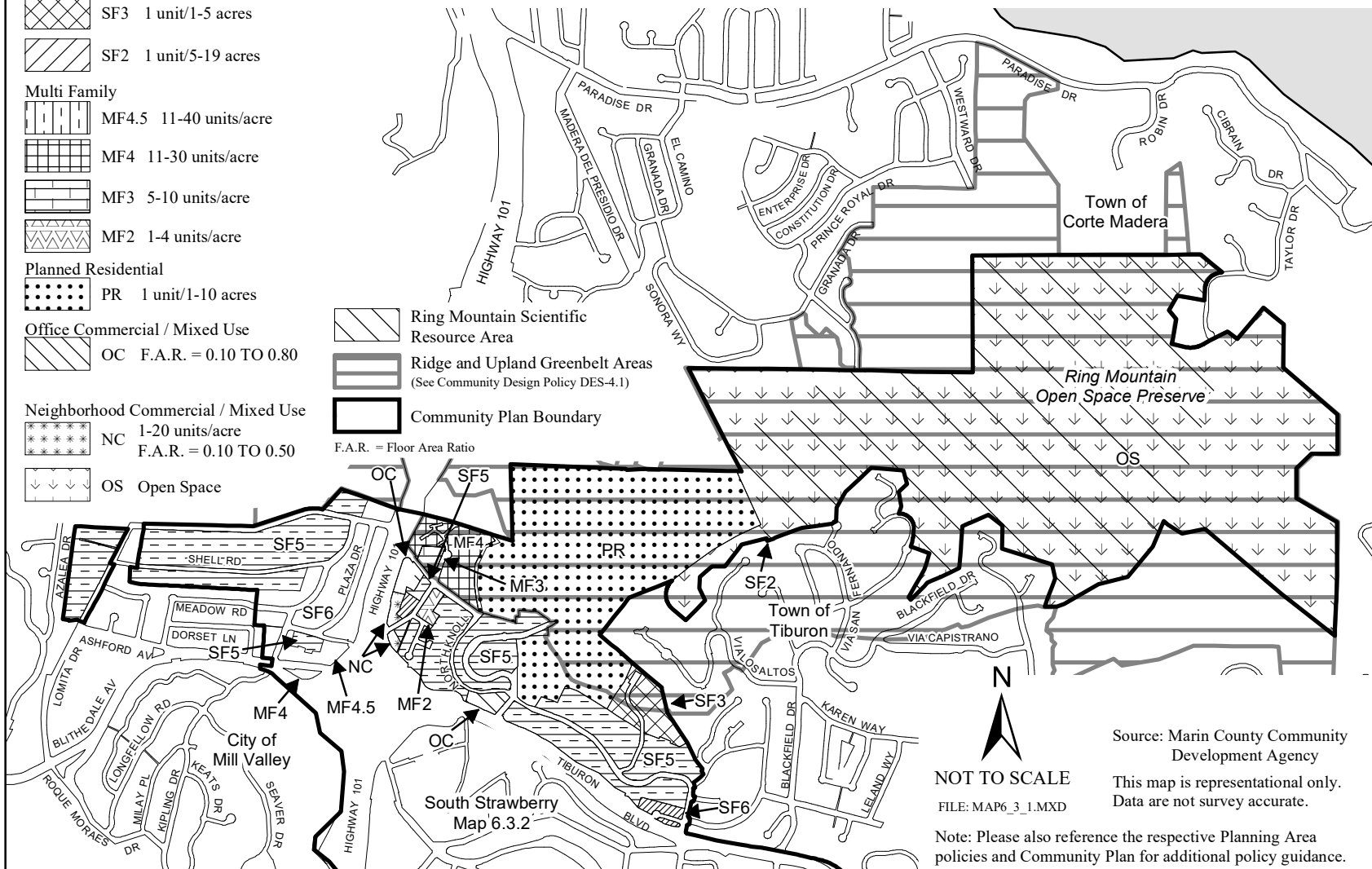
Source: Marin County Community Development Agency
This map is representational only.
Data are not survey accurate.

Legend

- Single Family**
- SF6 4-7 units/acre
 - SF5 2-4 units/acre
 - SF3 1 unit/1-5 acres
 - SF2 1 unit/5-19 acres
- Multi Family**
- MF4.5 11-40 units/acre
 - MF4 11-30 units/acre
 - MF3 5-10 units/acre
 - MF2 1-4 units/acre
- Planned Residential**
- PR 1 unit/1-10 acres
- Office Commercial / Mixed Use**
- OC F.A.R. = 0.10 TO 0.80
- Neighborhood Commercial / Mixed Use**
- NC 1-20 units/acre
F.A.R. = 0.10 TO 0.50
 - OS Open Space

- Ring Mountain Scientific Resource Area
 - Ridge and Upland Greenbelt Areas
(See Community Design Policy DES-4.1)
 - Community Plan Boundary
- F.A.R. = Floor Area Ratio

MAP 6.3.1
North Strawberry & Alto Land Use Policy Map
(Map 1 of 2)

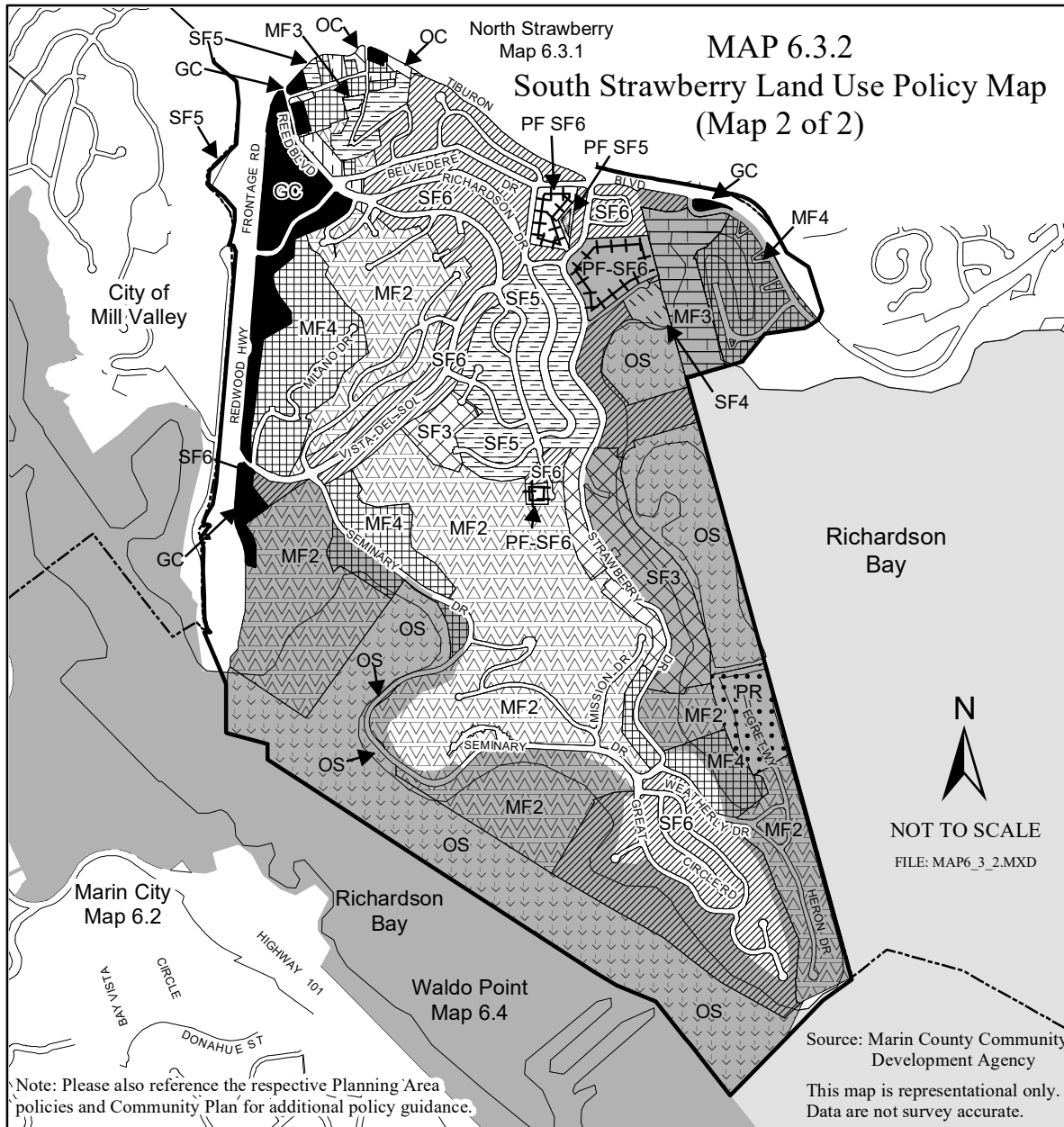


NOT TO SCALE
FILE: MAP6_3_1.MXD

Source: Marin County Community Development Agency
This map is representational only.
Data are not survey accurate.

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.

MAP 6.3.2 South Strawberry Land Use Policy Map (Map 2 of 2)



Legend

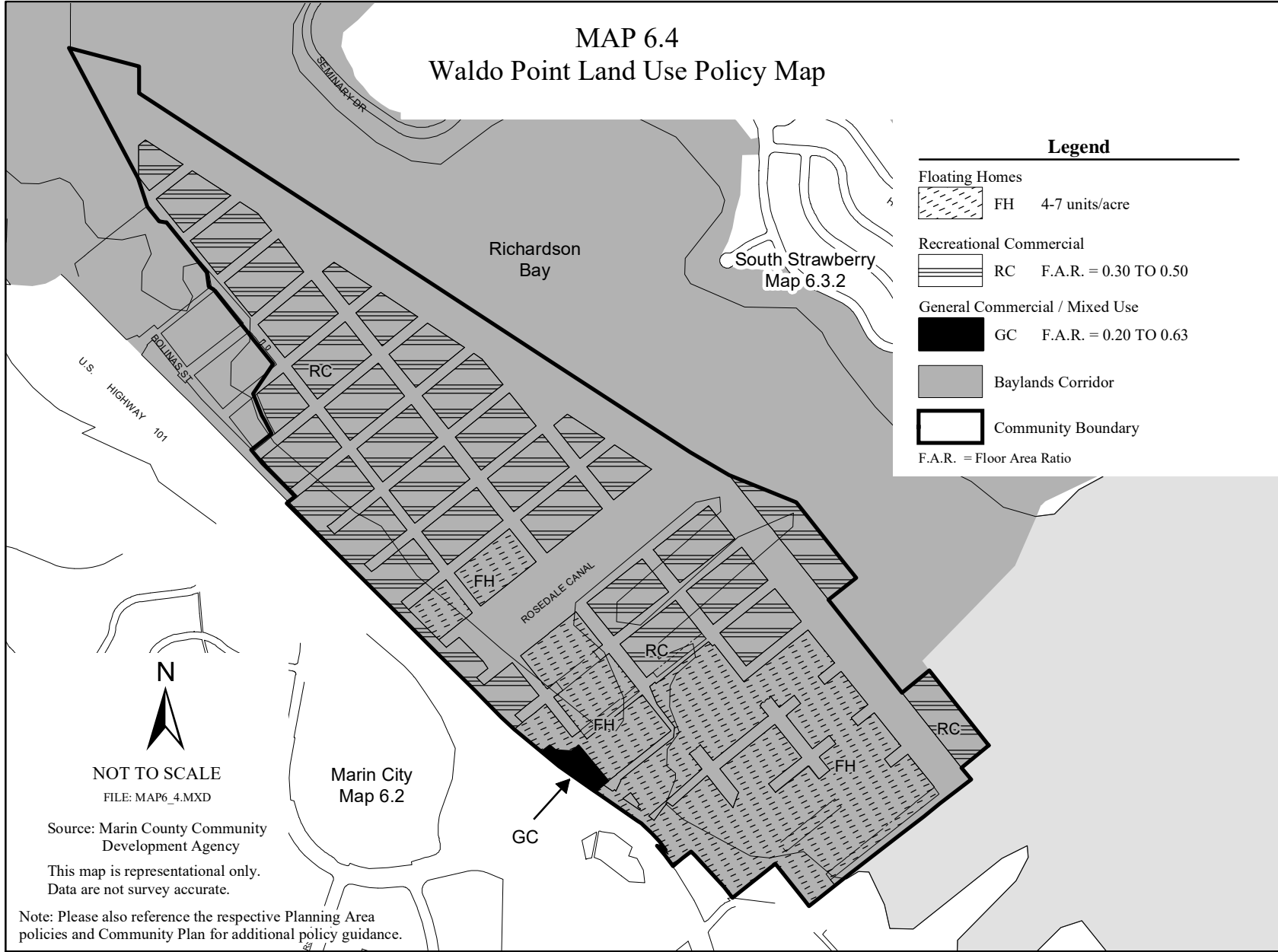
- Single Family**
 - SF6 4-7 units/acre
 - SF5 2-4 units/acre
 - SF4 1-2 units/acre
 - SF3 1 unit/1-5 acres
 - Multi Family**
 - MF4.5 11-40 units/acre
 - MF4 11-30 units/acre
 - MF3 5-10 units/acre
 - MF2 1-4 units/acre
 - Planned Residential**
 - PR 1 unit/1-10 acres
 - General Commercial / Mixed Use**
 - GC F.A.R. = 0.05 TO 0.50
 - Office Commercial / Mixed Use**
 - OC F.A.R. = 0.10 TO 0.80
 - Public Facility / Single Family**
 - PF SF6 4-7 units/acre
 - PF SF5 2-4 units/acre
 - OS Open Space
 - Baylands Corridor
 - Community Plan Boundary
 - City/Town Limits
- F.A.R. = Floor Area Ratio

NOT TO SCALE
FILE: MAP6_3_2.MXD






Source: Marin County Community Development Agency
This map is representational only.
Data are not survey accurate.

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.

MAP 6.4 Waldo Point Land Use Policy Map



Legend

-  Floating Homes (FH) 4-7 units/acre
 -  Recreational Commercial (RC) F.A.R. = 0.30 TO 0.50
 -  General Commercial / Mixed Use (GC) F.A.R. = 0.20 TO 0.63
 -  Baylands Corridor
 -  Community Boundary
- F.A.R. = Floor Area Ratio


 NOT TO SCALE
 FILE: MAP6_4.MXD

Source: Marin County Community
 Development Agency
 This map is representational only.
 Data are not survey accurate.

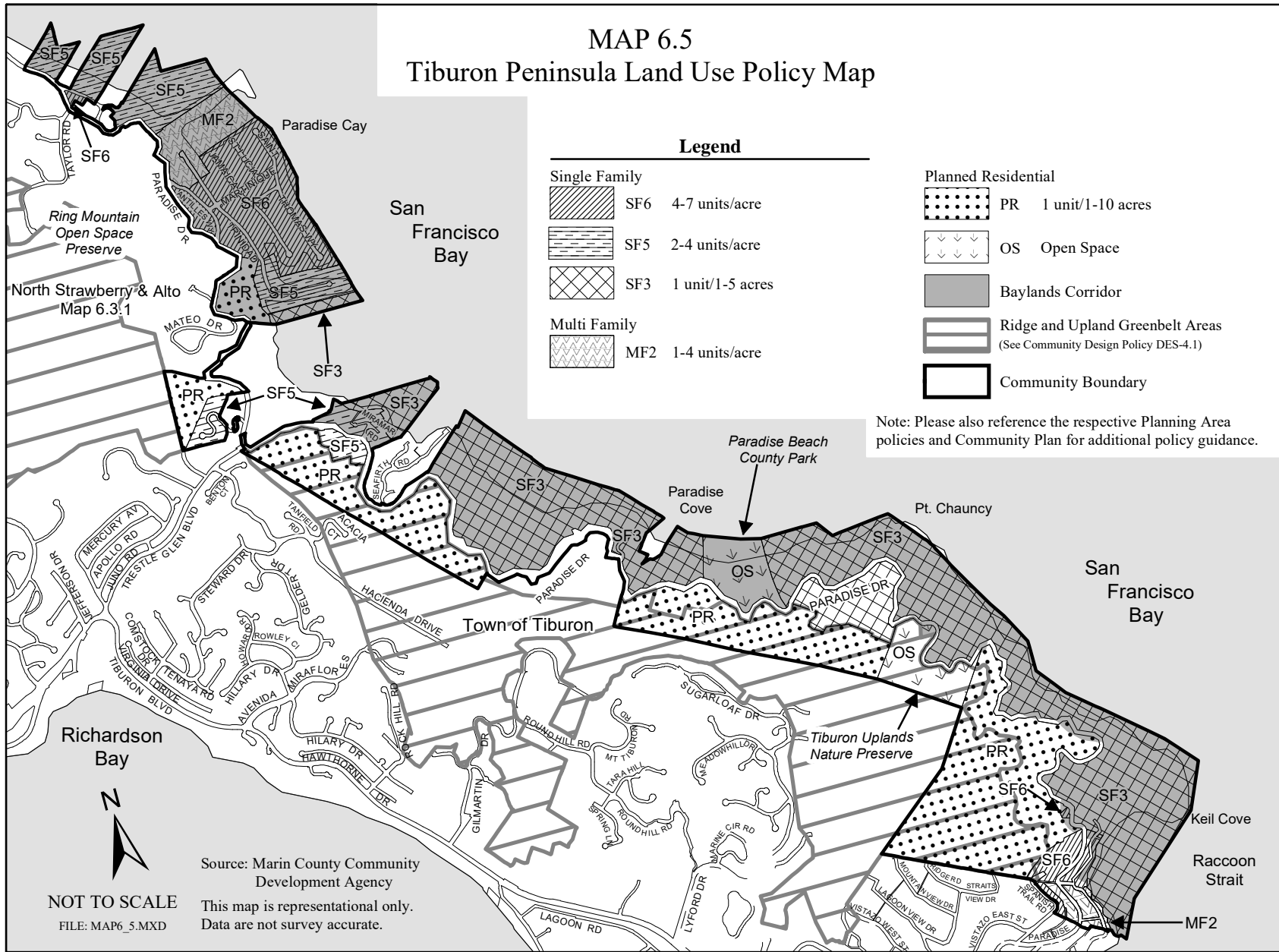
Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.

Marin City
Map 6.2

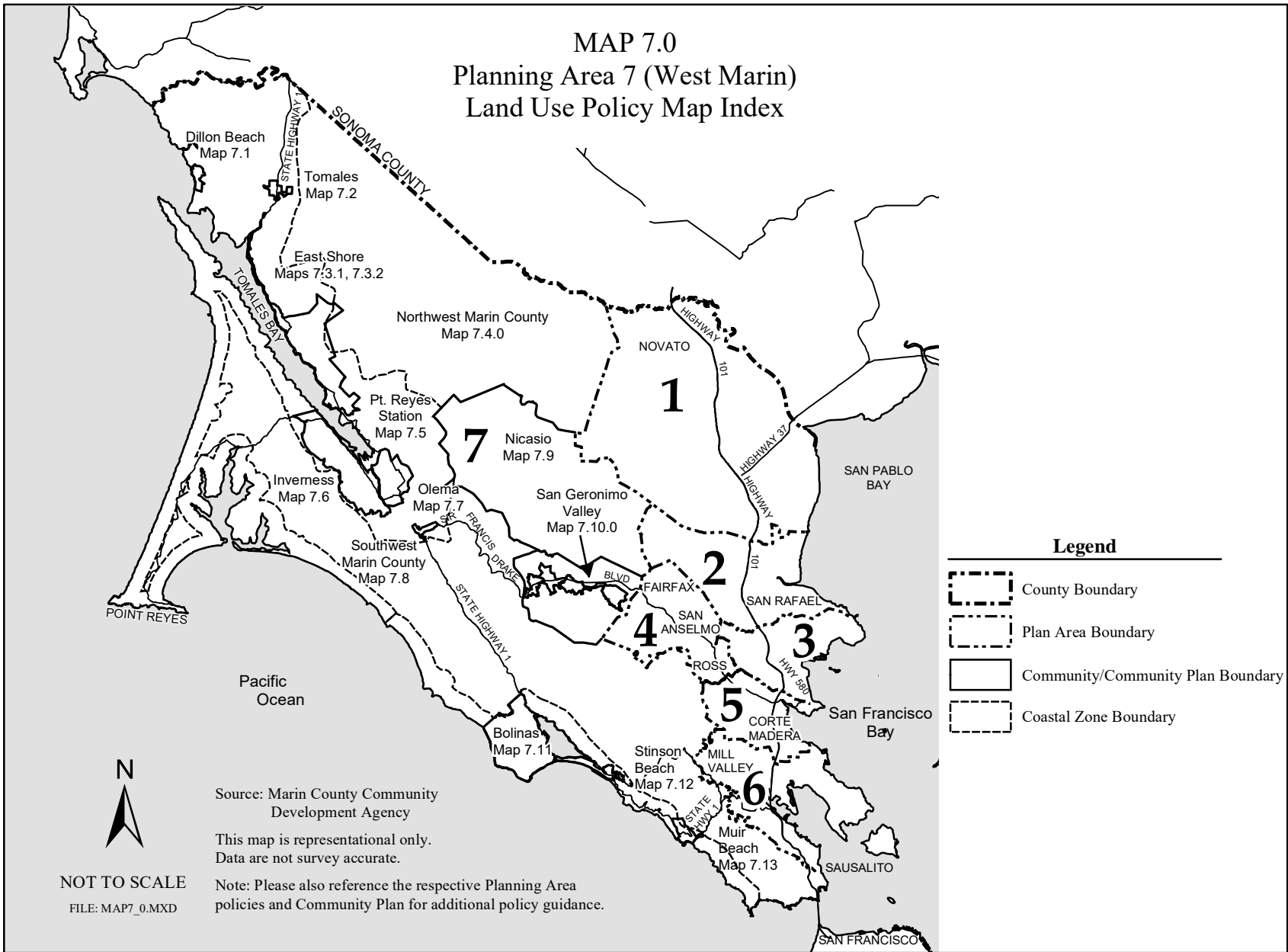
South Strawberry
Map 6.3.2

GC

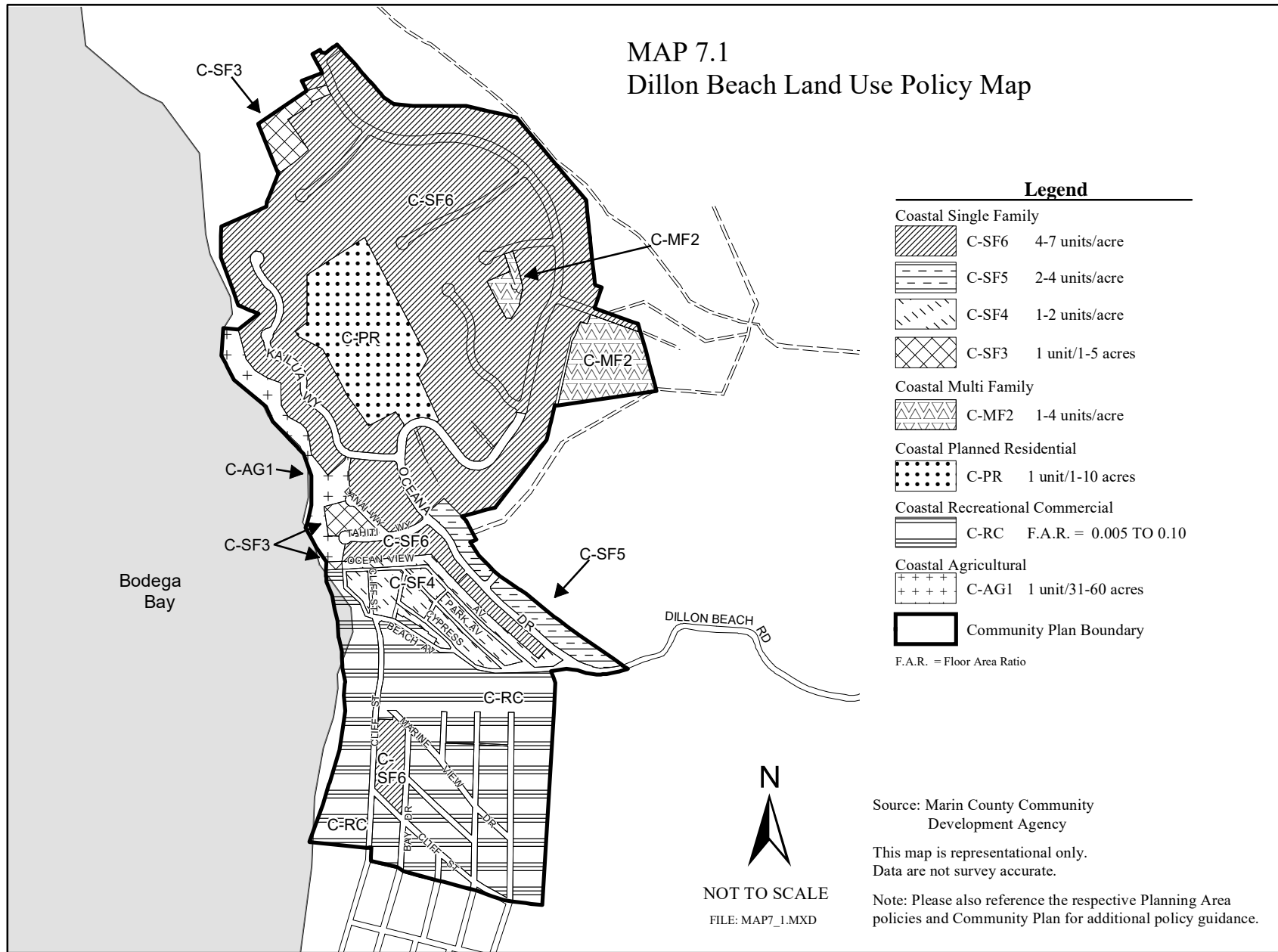
MAP 6.5 Tiburon Peninsula Land Use Policy Map



MAP 7.0 Planning Area 7 (West Marin) Land Use Policy Map Index



MAP 7.1 Dillon Beach Land Use Policy Map



Legend

Coastal Single Family		
	C-SF6	4-7 units/acre
	C-SF5	2-4 units/acre
	C-SF4	1-2 units/acre
	C-SF3	1 unit/1-5 acres
Coastal Multi Family		
	C-MF2	1-4 units/acre
Coastal Planned Residential		
	C-PR	1 unit/1-10 acres
Coastal Recreational Commercial		
	C-RC	F.A.R. = 0.005 TO 0.10
Coastal Agricultural		
	C-AG1	1 unit/31-60 acres
	Community Plan Boundary	
F.A.R. = Floor Area Ratio		

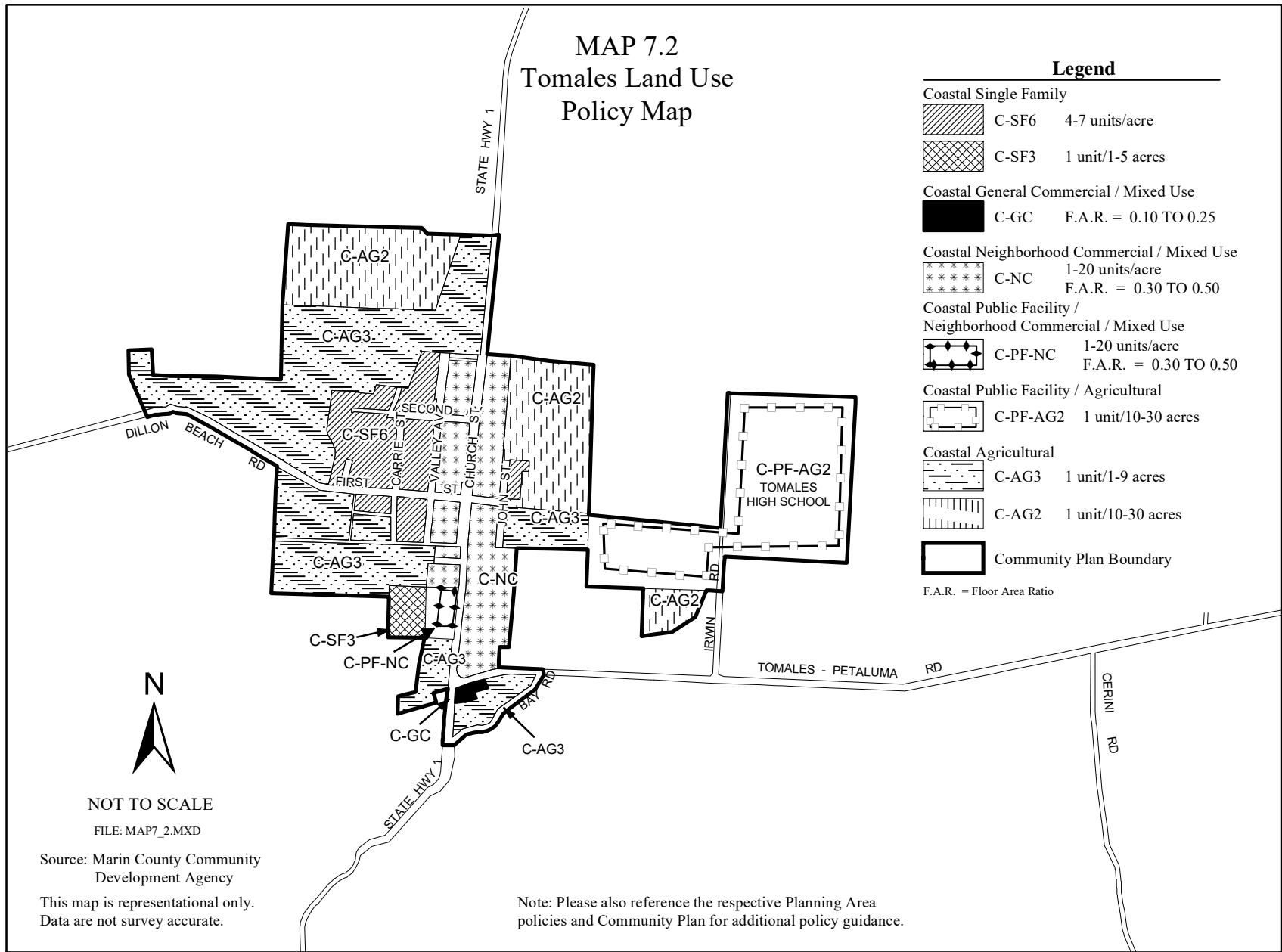
Source: Marin County Community
Development Agency

This map is representational only.
Data are not survey accurate.










Note: Please also reference the respective Planning Area
policies and Community Plan for additional policy guidance.

NOT TO SCALE
FILE: MAP7_1.MXD

MAP 7.2 Tomales Land Use Policy Map



Legend

- Coastal Single Family**
 -  C-SF6 4-7 units/acre
 -  C-SF3 1 unit/1-5 acres
 - Coastal General Commercial / Mixed Use**
 -  C-GC F.A.R. = 0.10 TO 0.25
 - Coastal Neighborhood Commercial / Mixed Use**
 -  C-NC 1-20 units/acre
F.A.R. = 0.30 TO 0.50
 - Coastal Public Facility / Neighborhood Commercial / Mixed Use**
 -  C-PF-NC 1-20 units/acre
F.A.R. = 0.30 TO 0.50
 - Coastal Public Facility / Agricultural**
 -  C-PF-AG2 1 unit/10-30 acres
 - Coastal Agricultural**
 -  C-AG3 1 unit/1-9 acres
 -  C-AG2 1 unit/10-30 acres
 -  Community Plan Boundary
- F.A.R. = Floor Area Ratio

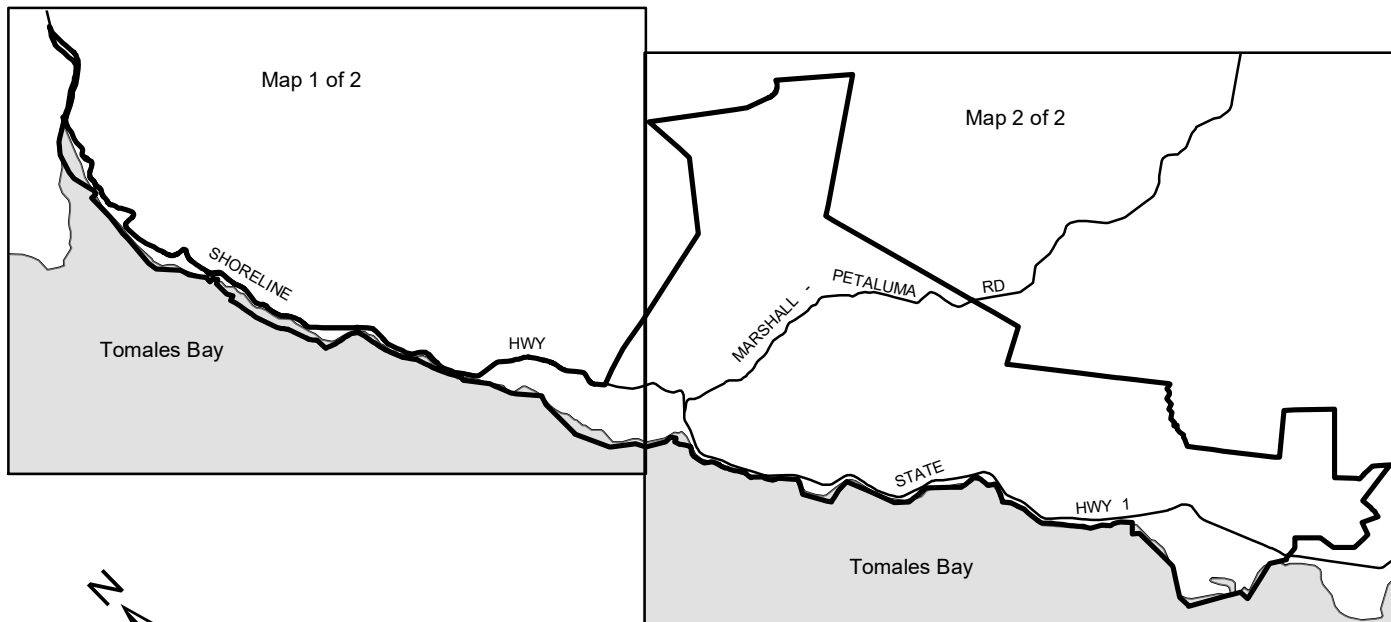


NOT TO SCALE
FILE: MAP7_2.MXD

Source: Marin County Community Development Agency
This map is representational only.
Data are not survey accurate.

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.

MAP 7.3.0 East Shore Land Use Policy Map Key




NOT TO SCALE

FILE: MAP7_3_0.MXD

Source: Marin County Community
Development Agency

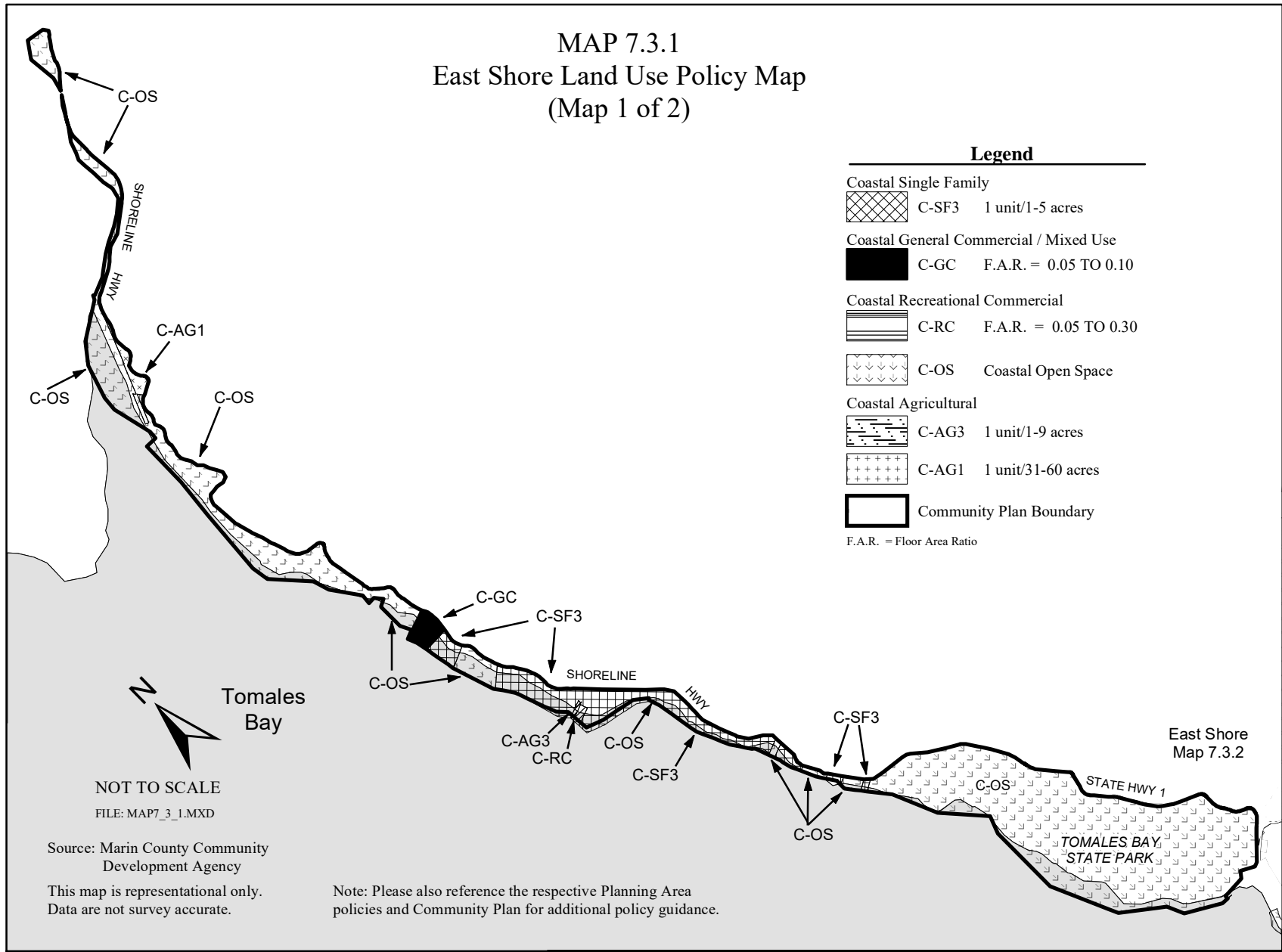
This map is representational only.
Data are not survey accurate.

Legend

 Community Plan Boundary

Note: Please also reference the respective Planning Area
policies and Community Plan for additional policy guidance.

MAP 7.3.1 East Shore Land Use Policy Map (Map 1 of 2)



Legend

Coastal Single Family	
	C-SF3 1 unit/1-5 acres
Coastal General Commercial / Mixed Use	
	C-GC F.A.R. = 0.05 TO 0.10
Coastal Recreational Commercial	
	C-RC F.A.R. = 0.05 TO 0.30
	C-OS Coastal Open Space
Coastal Agricultural	
	C-AG3 1 unit/1-9 acres
	C-AG1 1 unit/31-60 acres
	Community Plan Boundary
F.A.R. = Floor Area Ratio	



Tomales Bay

NOT TO SCALE
FILE: MAP7_3_1.MXD

Source: Marin County Community Development Agency

This map is representational only.
Data are not survey accurate.

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.

East Shore
Map 7.3.2

STATE HWY 1
TOMALES BAY
STATE PARK

MAP 7.3.2 East Shore Land Use Policy Map (Map 2 of 2)

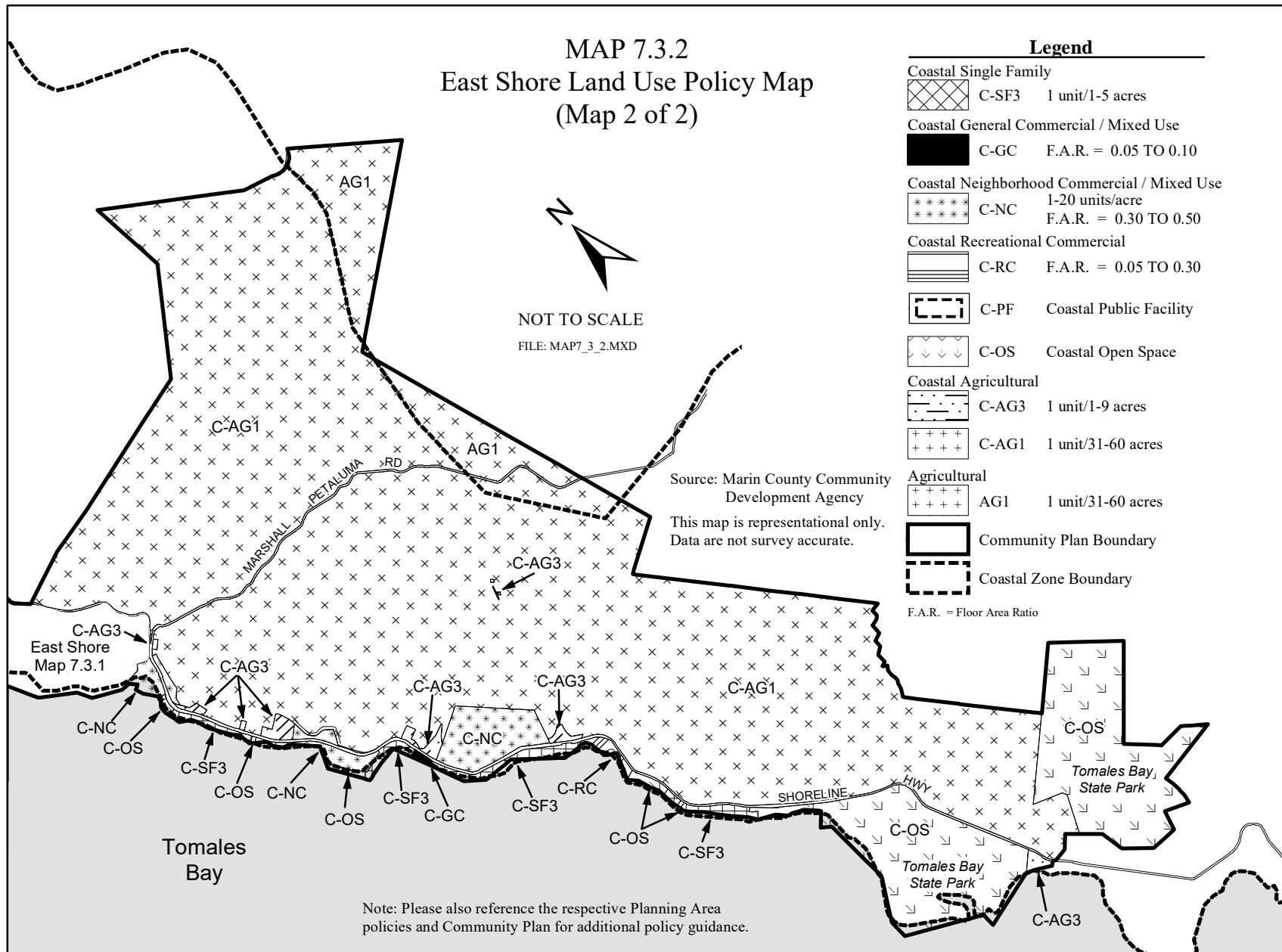


NOT TO SCALE
FILE: MAP7_3_2.MXD

Legend	
Coastal Single Family	
	C-SF3 1 unit/1-5 acres
Coastal General Commercial / Mixed Use	
	C-GC F.A.R. = 0.05 TO 0.10
Coastal Neighborhood Commercial / Mixed Use	
	C-NC 1-20 units/acre F.A.R. = 0.30 TO 0.50
Coastal Recreational Commercial	
	C-RC F.A.R. = 0.05 TO 0.30
	C-PF Coastal Public Facility
Coastal Open Space	
	C-OS Coastal Open Space
Coastal Agricultural	
	C-AG3 1 unit/1-9 acres
	C-AG1 1 unit/31-60 acres
Agricultural	
	AG1 1 unit/31-60 acres
	Community Plan Boundary
	Coastal Zone Boundary

F.A.R. = Floor Area Ratio

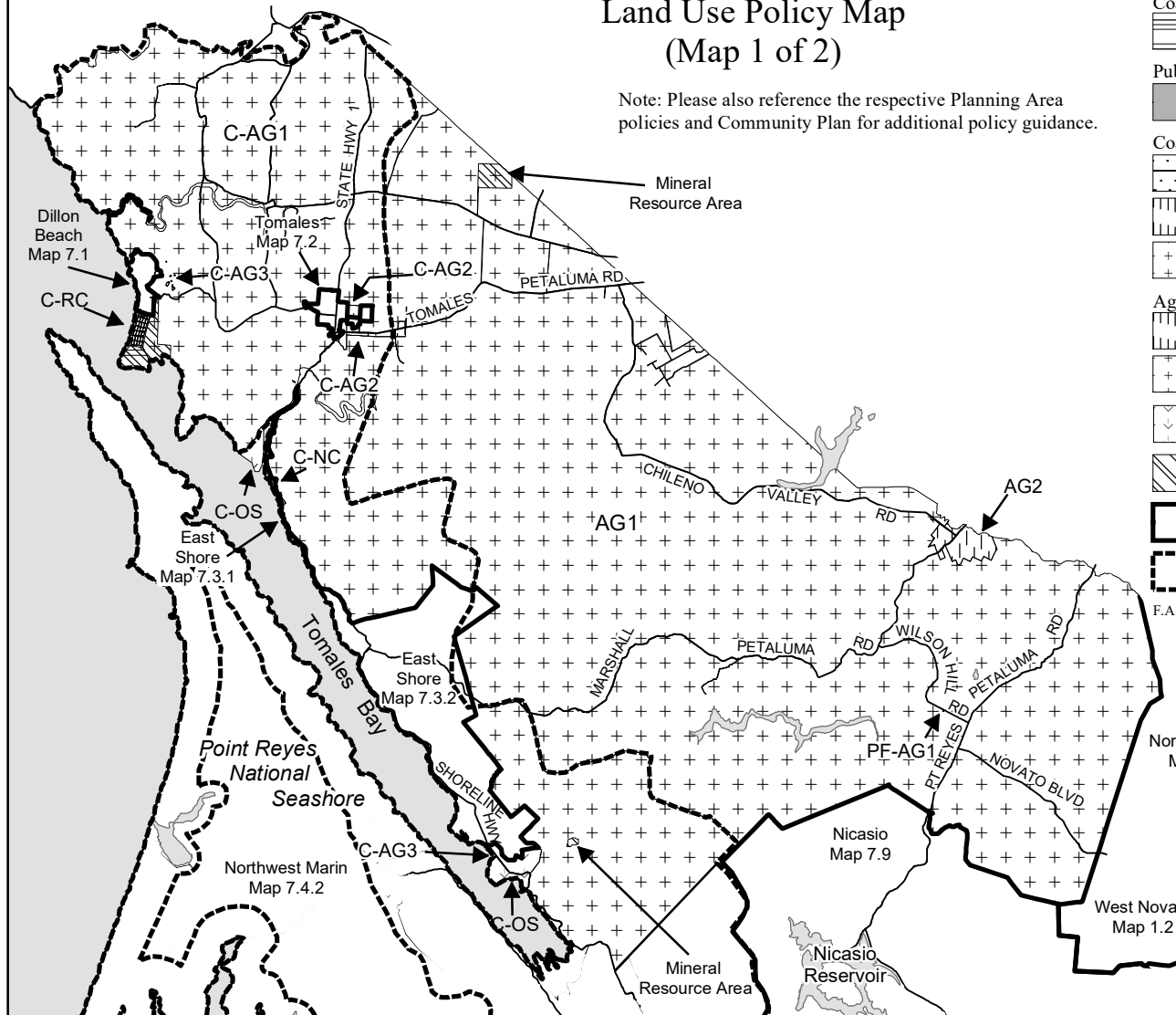
Source: Marin County Community Development Agency
This map is representational only.
Data are not survey accurate.



Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.

MAP 7.4.1 Northwest Marin County Land Use Policy Map (Map 1 of 2)

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.



Legend

- Coastal Neighborhood Commercial / Mixed Use
 - C-NC 1-20 units/acre F.A.R. = 0.3 TO 0.5
 - Coastal Recreational Commercial
 - C-RC F.A.R. = 0.005 TO 0.10
 - Public Facility / Agricultural
 - PF-AG1 1 unit/31-60 acres
 - Coastal Agricultural
 - C-AG3 1 unit/1-9 acres
 - C-AG2 1 unit/10-30 acres
 - C-AG1 1 unit/31-60 acres
 - Agricultural
 - AG2 1 unit/10-30 acres
 - AG1 1 unit/31-60 acres
 - C-OS Coastal Open Space
 - Mineral Resource Area
 - Community/Community Plan Boundary
 - Coastal Zone Boundary
- F.A.R. = Floor Area Ratio



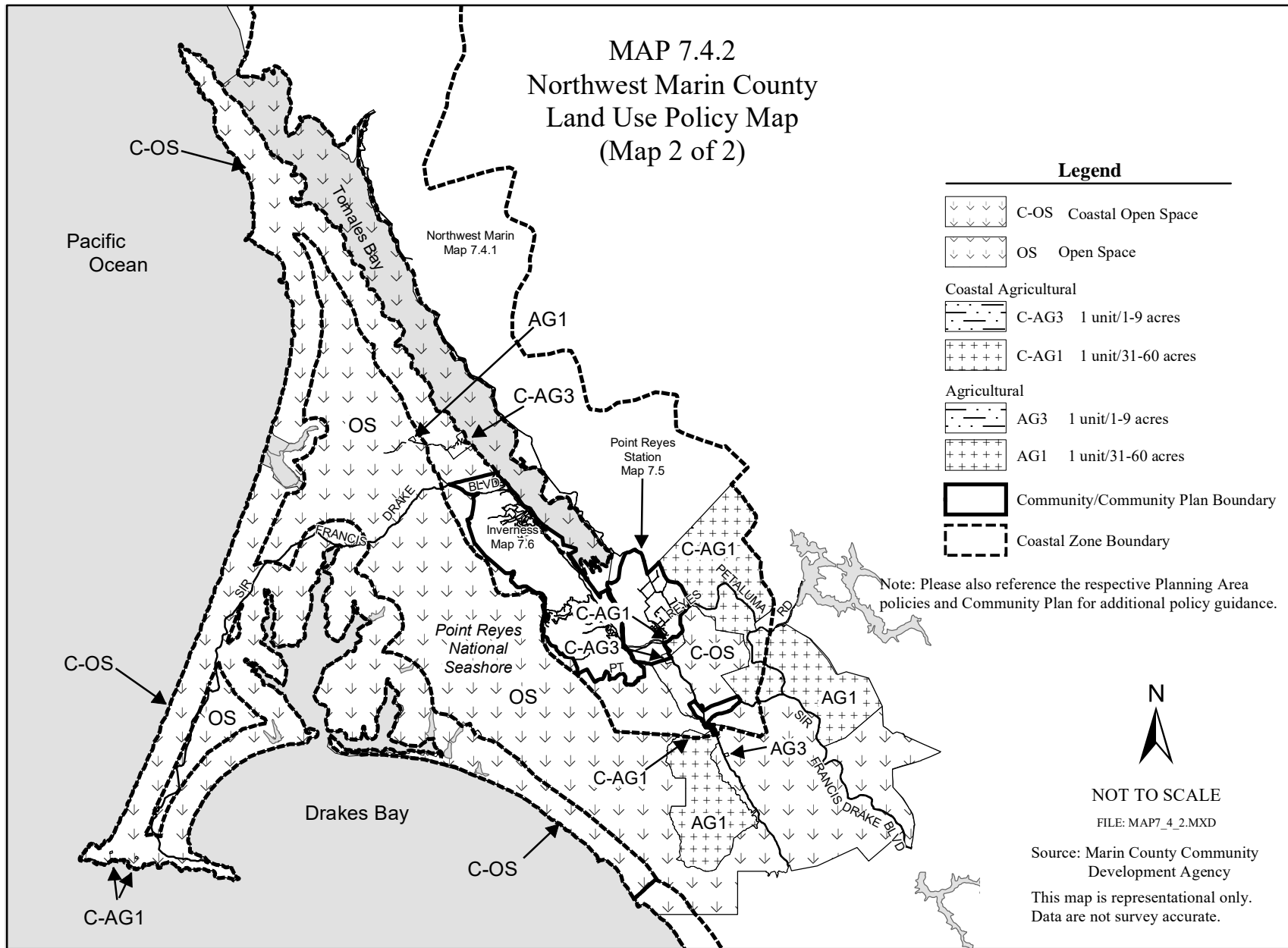
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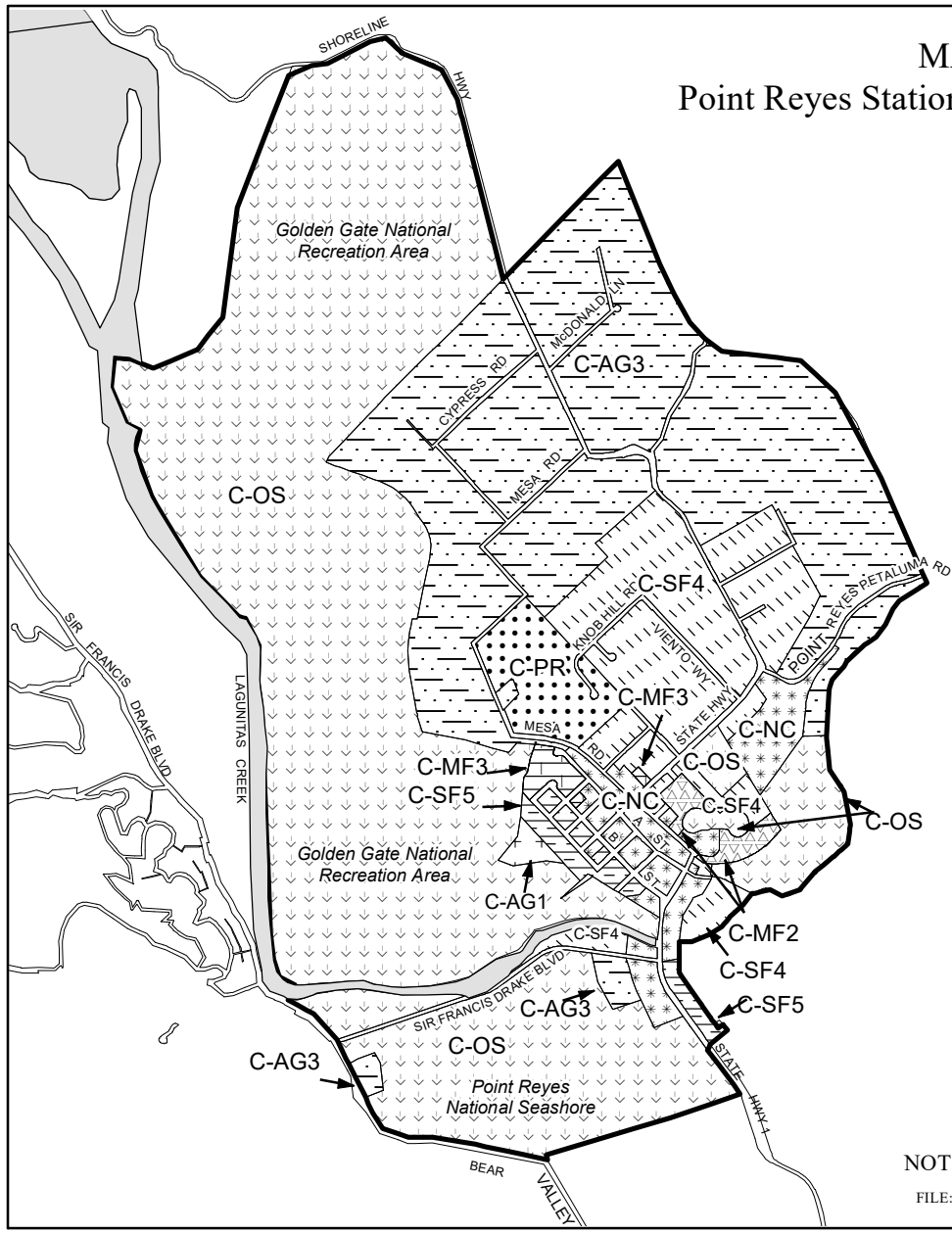
Source: Marin County Community Development Agency

This map is representational only.
Data are not survey accurate.

MAP 7.4.2 Northwest Marin County Land Use Policy Map (Map 2 of 2)



MAP 7.5 Point Reyes Station Land Use Policy Map



Legend

- Coastal Single Family
 - C-SF5 2-4 units/acre
 - C-SF4 1-2 units/acre
 - Coastal Multi Family
 - C-MF3 5-10 units/acre
 - C-MF2 1-4 units/acre
 - Coastal Planned Residential
 - C-PR 1 unit/1-10 acres
 - Coastal Neighborhood Commercial / Mixed Use
 - C-NC 1-20 units/acre
F.A.R. = 0.30 TO 0.50
 - C-OS Coastal Open Space
 - Coastal Agricultural
 - C-AG3 1 unit/1-9 acres
 - C-AG1 1 unit/31-60 acres
 - Community Plan Boundary
- F.A.R. = Floor Area Ratio



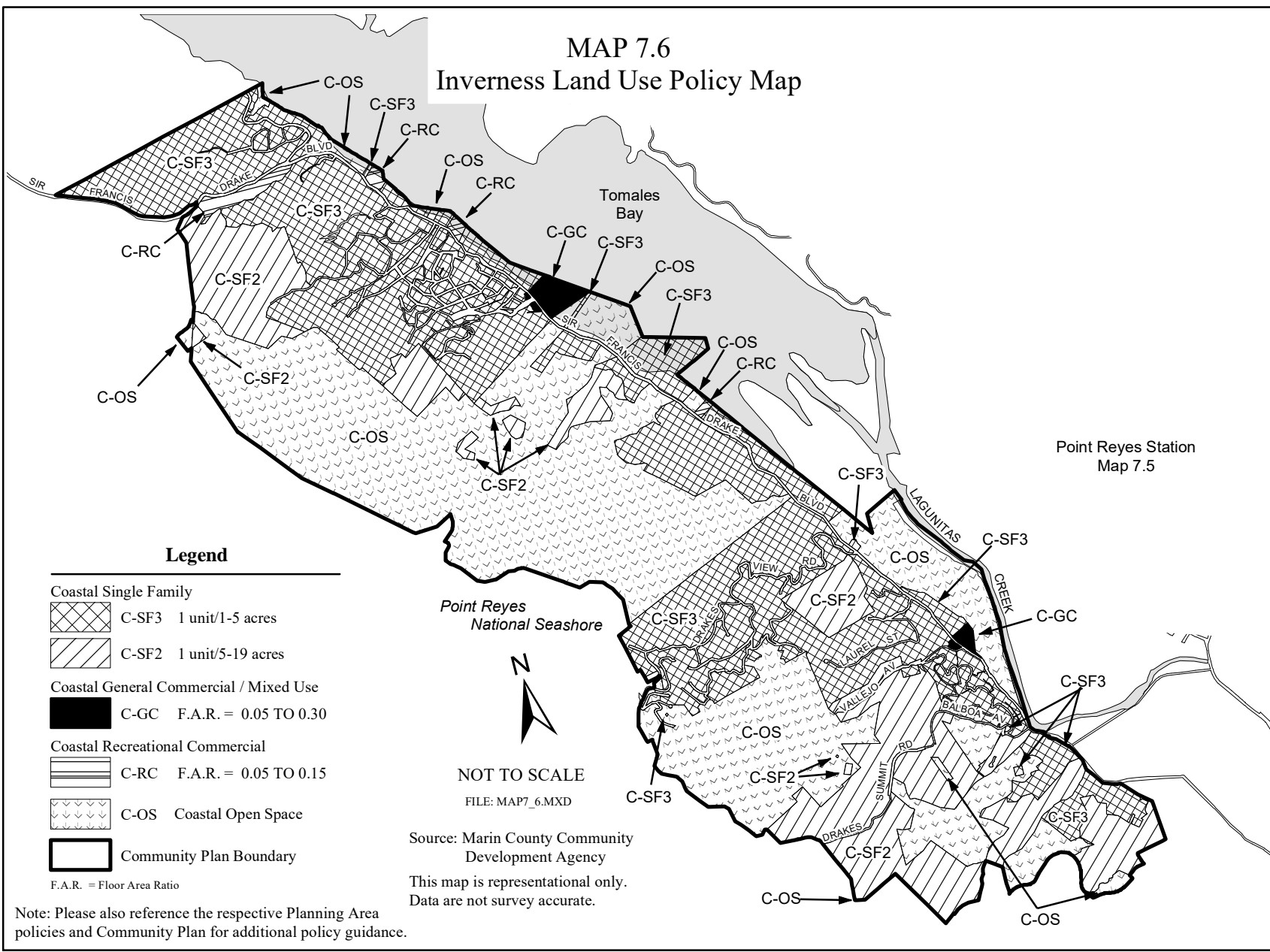
NOT TO SCALE
FILE: MAP7_5.MXD

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.

Source: Marin County Community Development Agency

This map is representational only.
Data are not survey accurate.

MAP 7.6 Inverness Land Use Policy Map



Legend

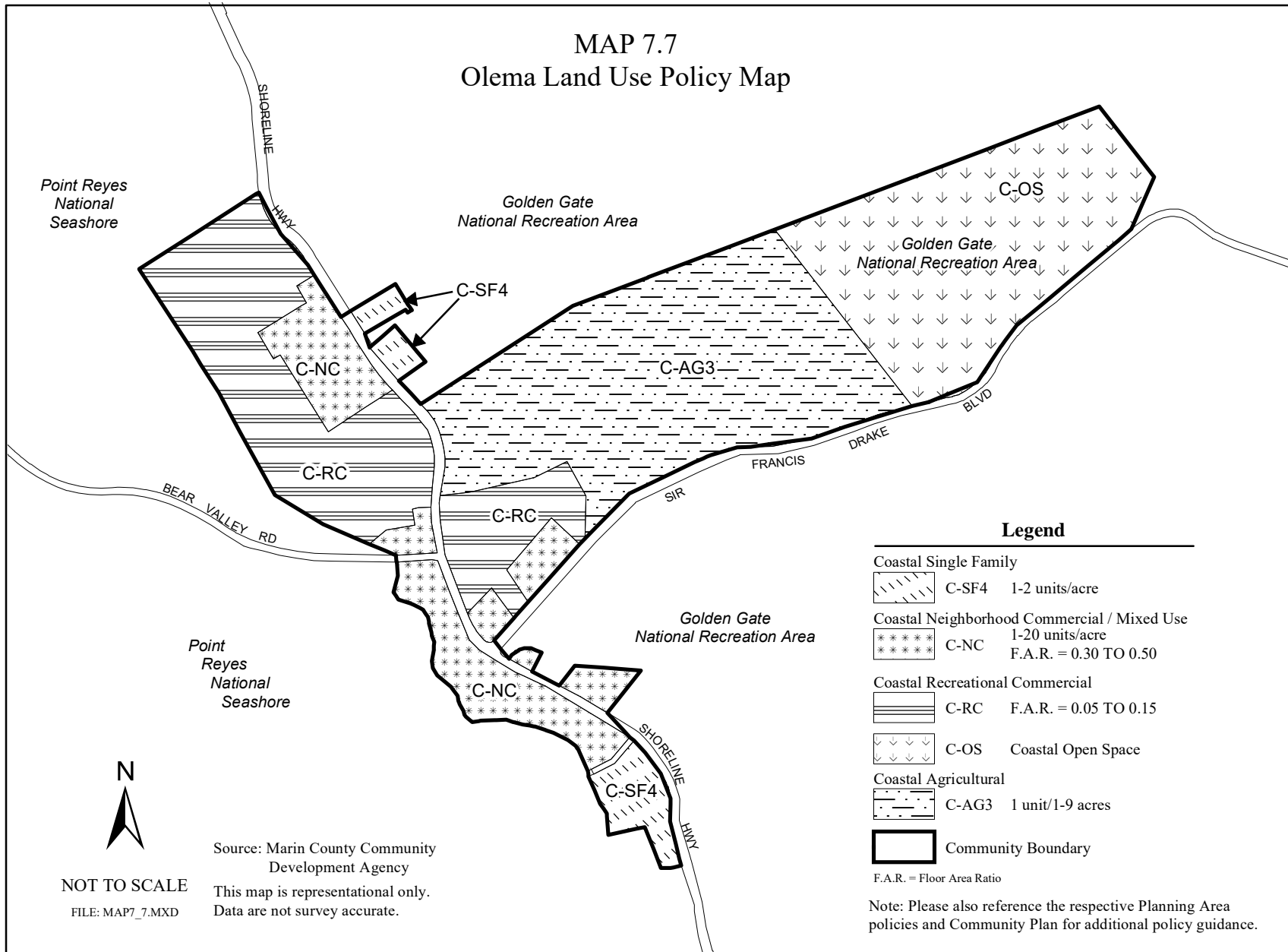
- Coastal Single Family
 - C-SF3 1 unit/1-5 acres
 - C-SF2 1 unit/5-19 acres
 - Coastal General Commercial / Mixed Use
 - C-GC F.A.R. = 0.05 TO 0.30
 - Coastal Recreational Commercial
 - C-RC F.A.R. = 0.05 TO 0.15
 - Coastal Open Space
 - C-OS Coastal Open Space
 - Community Plan Boundary
- F.A.R. = Floor Area Ratio

NOT TO SCALE
 FILE: MAP7_6.MXD
 Source: Marin County Community Development Agency
 This map is representational only.
 Data are not survey accurate.







Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.

Point Reyes Station
 Map 7.5

MAP 7.7 Olema Land Use Policy Map



Legend

Coastal Single Family	
	C-SF4 1-2 units/acre
Coastal Neighborhood Commercial / Mixed Use	
	C-NC 1-20 units/acre F.A.R. = 0.30 TO 0.50
Coastal Recreational Commercial	
	C-RC F.A.R. = 0.05 TO 0.15
	C-OS Coastal Open Space
Coastal Agricultural	
	C-AG3 1 unit/1-9 acres
	Community Boundary
F.A.R. = Floor Area Ratio	

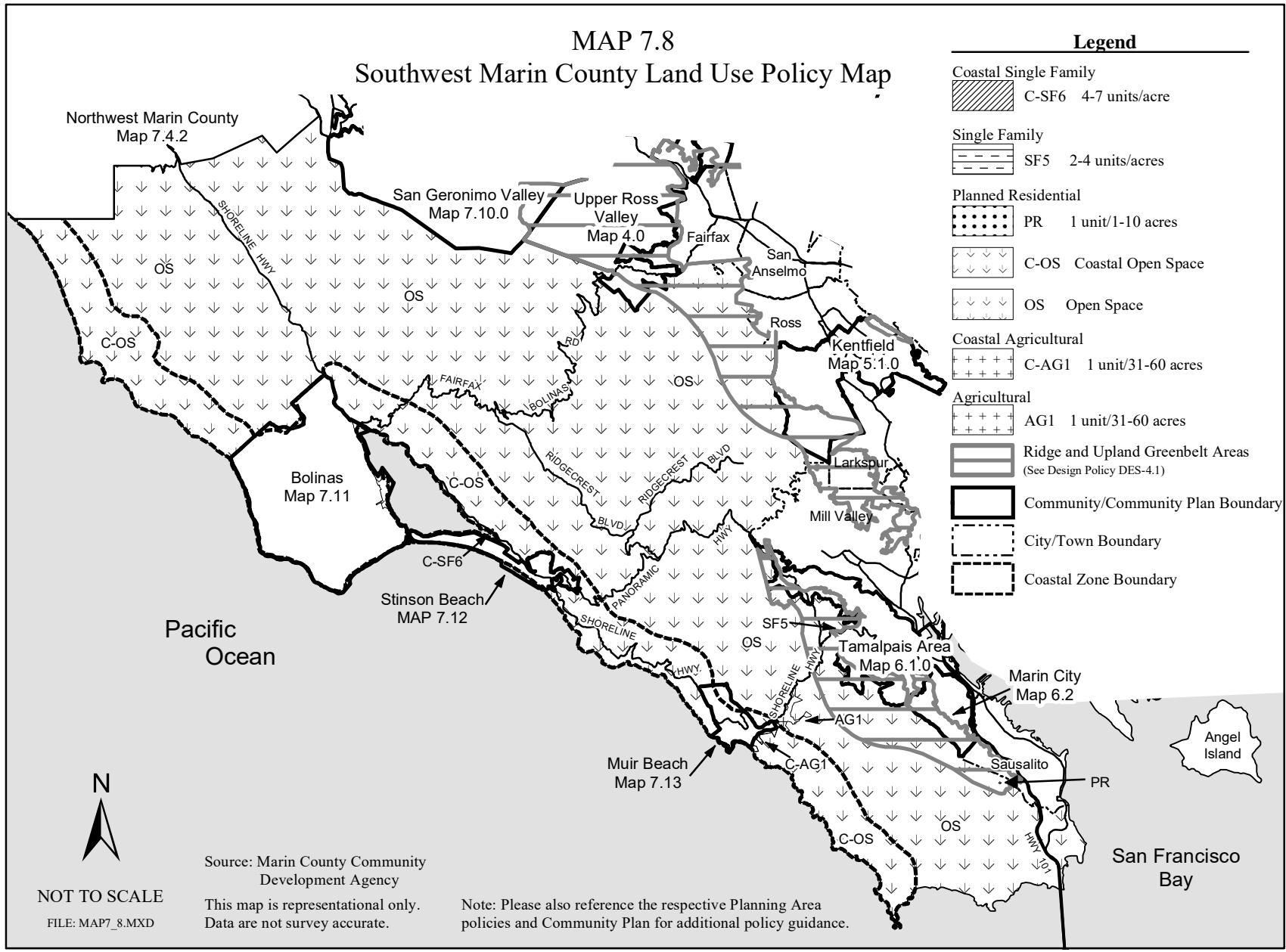


NOT TO SCALE
FILE: MAP7_7.MXD

Source: Marin County Community Development Agency
This map is representational only.
Data are not survey accurate.

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.

MAP 7.8 Southwest Marin County Land Use Policy Map



Legend

- Coastal Single Family**
 C-SF6 4-7 units/acre
- Single Family**
 SF5 2-4 units/acre
- Planned Residential**
 PR 1 unit/1-10 acres
- C-OS Coastal Open Space
- OS Open Space
- Coastal Agricultural**
 C-AG1 1 unit/31-60 acres
- Agricultural**
 AG1 1 unit/31-60 acres
- Ridge and Upland Greenbelt Areas (See Design Policy DES-4.1)
- Community/Community Plan Boundary
- City/Town Boundary
- Coastal Zone Boundary

Northwest Marin County
Map 7.4.2

San Geronimo Valley
Map 7.10.0

Upper Ross Valley
Map 4.0

Kentfield
Map 5.1.0

Bolinas
Map 7.11

Stinson Beach
MAP 7.12

Muir Beach
Map 7.13

Tamalpais Area
Map 6.1.0

Marin City
Map 6.2

Sausalito

Angel Island

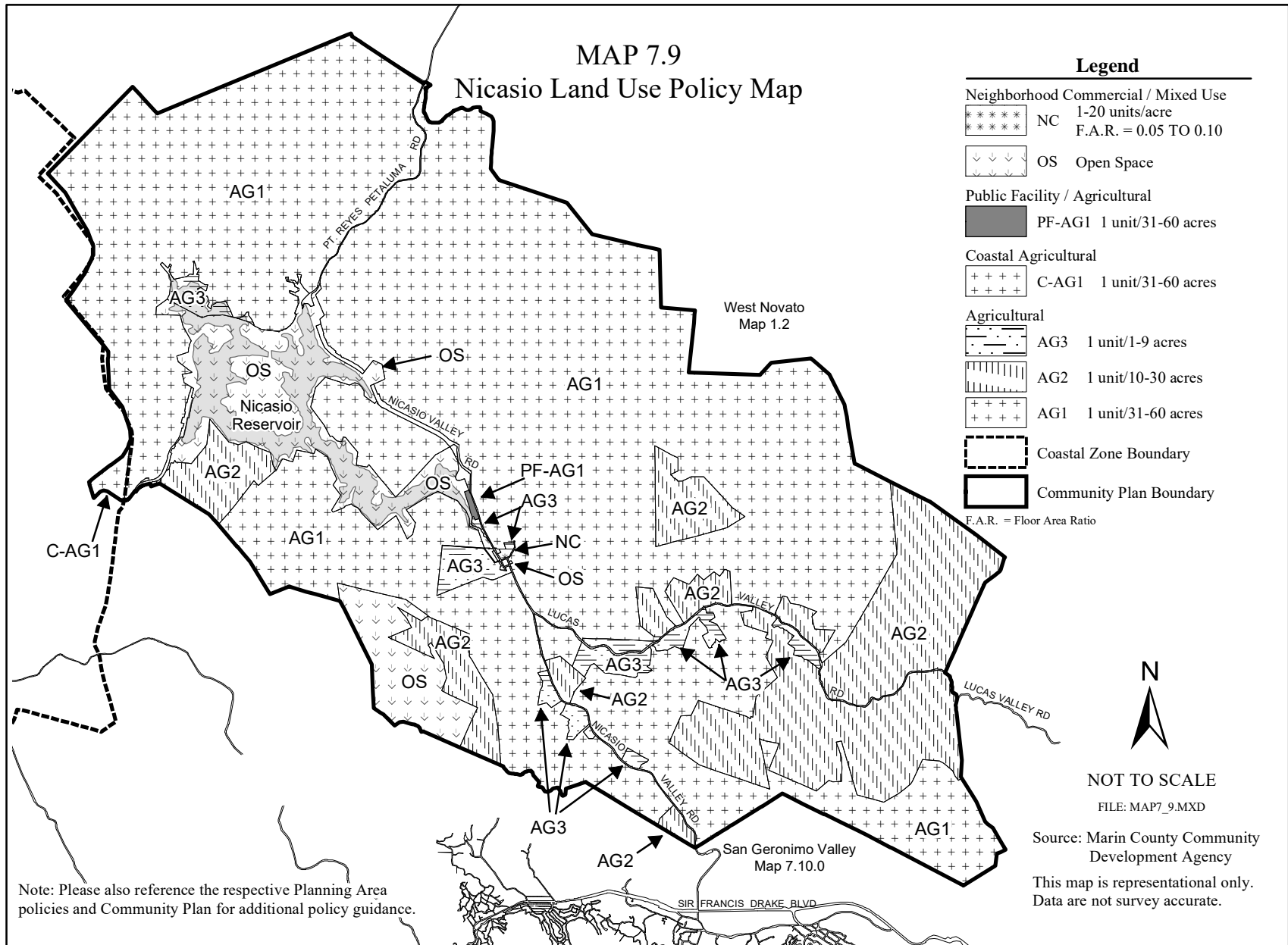


NOT TO SCALE
FILE: MAP7_8.MXD

Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.

MAP 7.9 Nicasio Land Use Policy Map



Legend

- Neighborhood Commercial / Mixed Use
 1-20 units/acre
 F.A.R. = 0.05 TO 0.10
- OS Open Space
- Public Facility / Agricultural
 PF-AG1 1 unit/31-60 acres
- Coastal Agricultural
 C-AG1 1 unit/31-60 acres
- Agricultural
 AG3 1 unit/1-9 acres
 AG2 1 unit/10-30 acres
 AG1 1 unit/31-60 acres
- Coastal Zone Boundary
- Community Plan Boundary
- F.A.R. = Floor Area Ratio



NOT TO SCALE

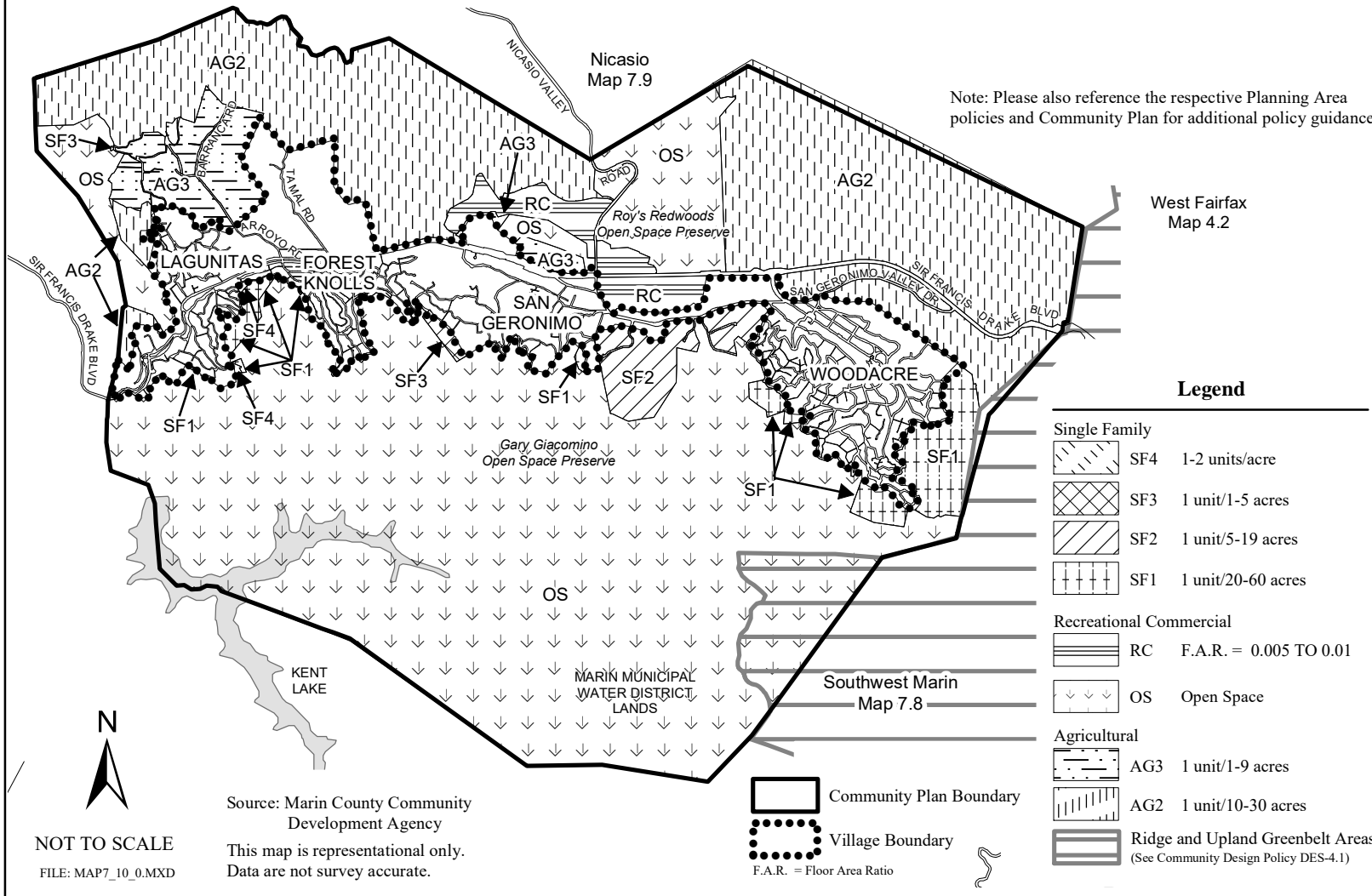
FILE: MAP7_9.MXD

Source: Marin County Community Development Agency

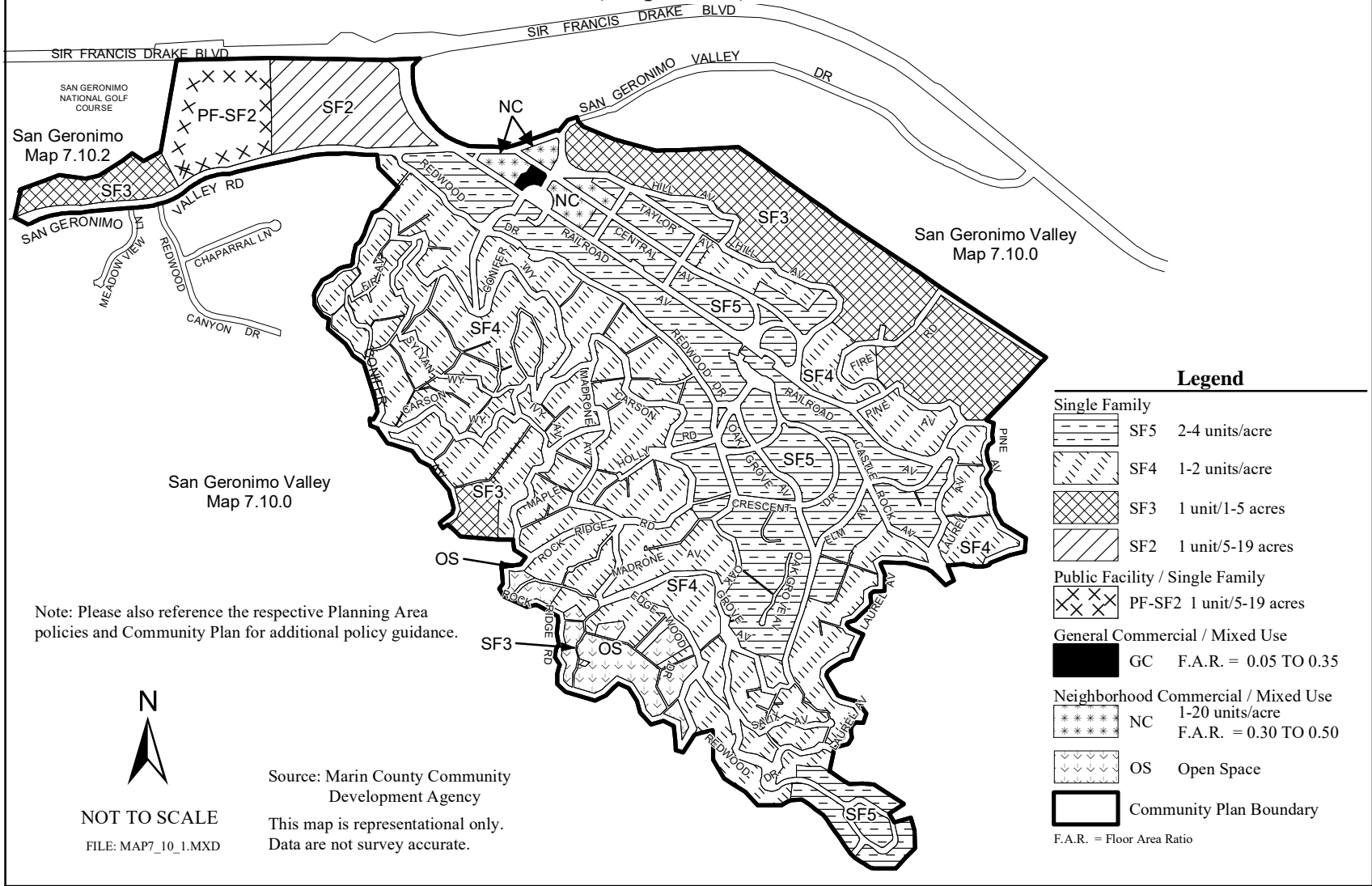
This map is representational only. Data are not survey accurate.

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.

MAP 7.10.0 San Geronimo Valley Land Use Policy Map (Map 1 of 5)



MAP 7.10.1 Woodacre Land Use Policy Map (Map 2 of 5)



Legend

Single Family	
	SF5 2-4 units/acre
	SF4 1-2 units/acre
	SF3 1 unit/1-5 acres
	SF2 1 unit/5-19 acres
Public Facility / Single Family	
	PF-SF2 1 unit/5-19 acres
General Commercial / Mixed Use	
	GC F.A.R. = 0.05 TO 0.35
Neighborhood Commercial / Mixed Use	
	NC 1-20 units/acre F.A.R. = 0.30 TO 0.50
	OS Open Space
	Community Plan Boundary
F.A.R. = Floor Area Ratio	

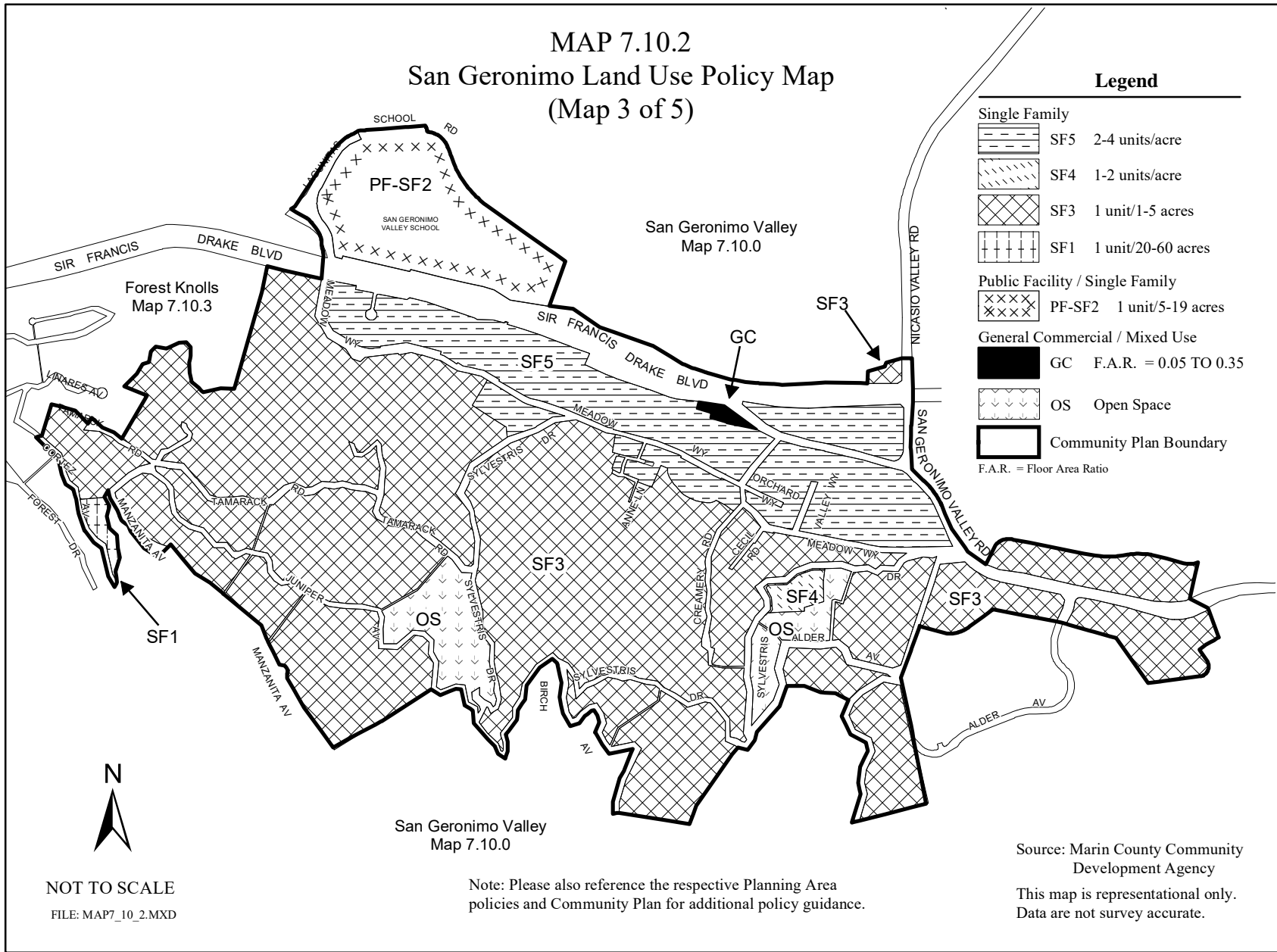
Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.



NOT TO SCALE
FILE: MAP7_10_1.MXD

Source: Marin County Community Development Agency
This map is representational only.
Data are not survey accurate.

MAP 7.10.2 San Geronimo Land Use Policy Map (Map 3 of 5)



Legend

- Single Family**
 - SF5 2-4 units/acre
 - SF4 1-2 units/acre
 - SF3 1 unit/1-5 acres
 - SF1 1 unit/20-60 acres
 - Public Facility / Single Family**
 - PF-SF2 1 unit/5-19 acres
 - General Commercial / Mixed Use**
 - GC F.A.R. = 0.05 TO 0.35
 - OS Open Space**
 - Community Plan Boundary**
- F.A.R. = Floor Area Ratio

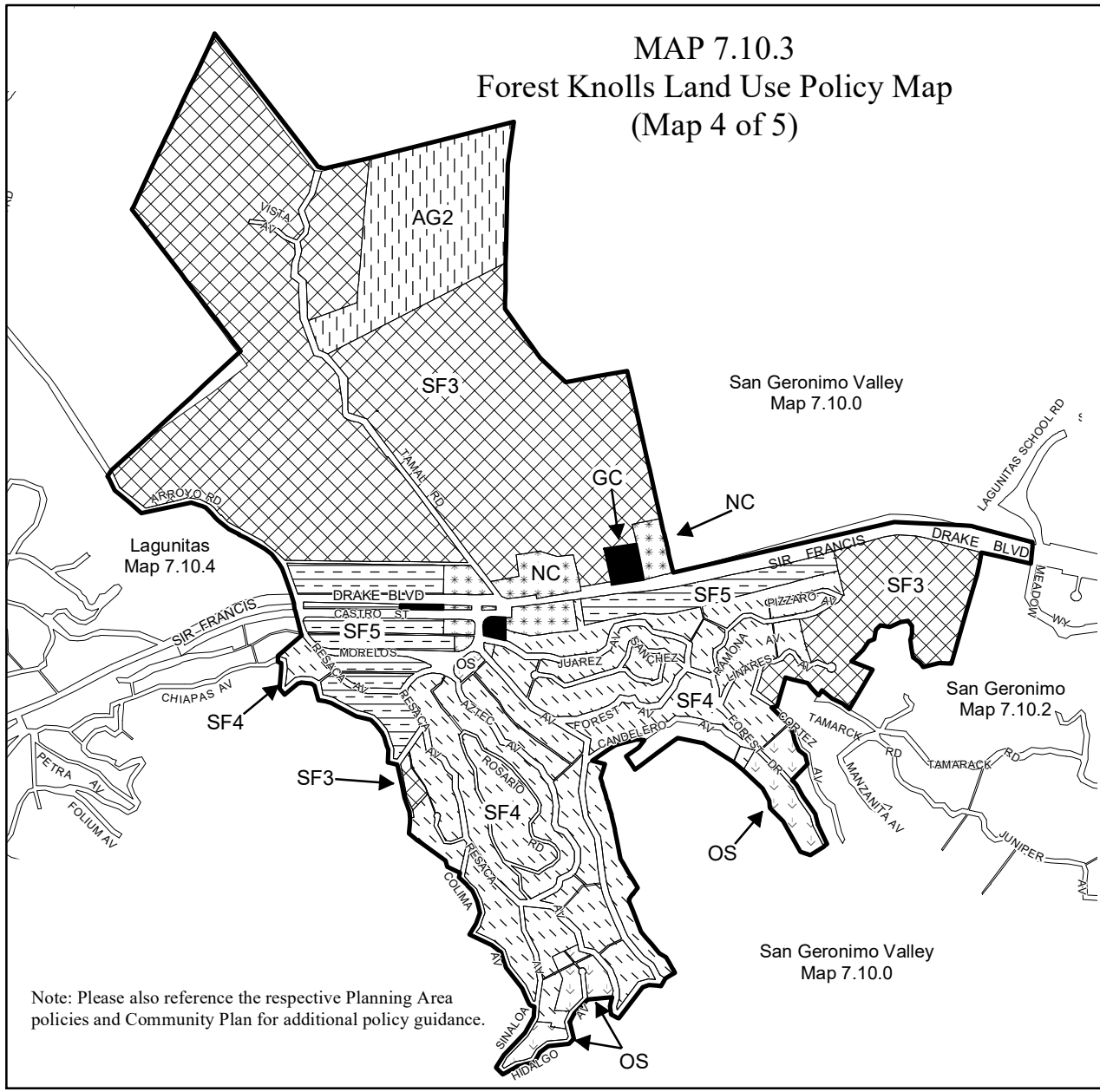


NOT TO SCALE
FILE: MAP7_10_2.MXD

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.

Source: Marin County Community Development Agency
This map is representational only.
Data are not survey accurate.

MAP 7.10.3 Forest Knolls Land Use Policy Map (Map 4 of 5)



Legend

- Single Family**
 - SF5 2-4 units/acre
 - SF4 1-2 units/acre
 - SF3 1 unit/1-5 acres
 - General Commercial / Mixed Use**
 - GC F.A.R. = 0.05 TO 0.35
 - Neighborhood Commercial / Mixed Use**
 - NC 1-20 units/acre
F.A.R. = 0.20 TO 0.50
 - OS Open Space
 - Agricultural**
 - AG2 1 unit/10-30 acres
 - Community Plan Boundary
- F.A.R. = Floor Area Ratio



NOT TO SCALE

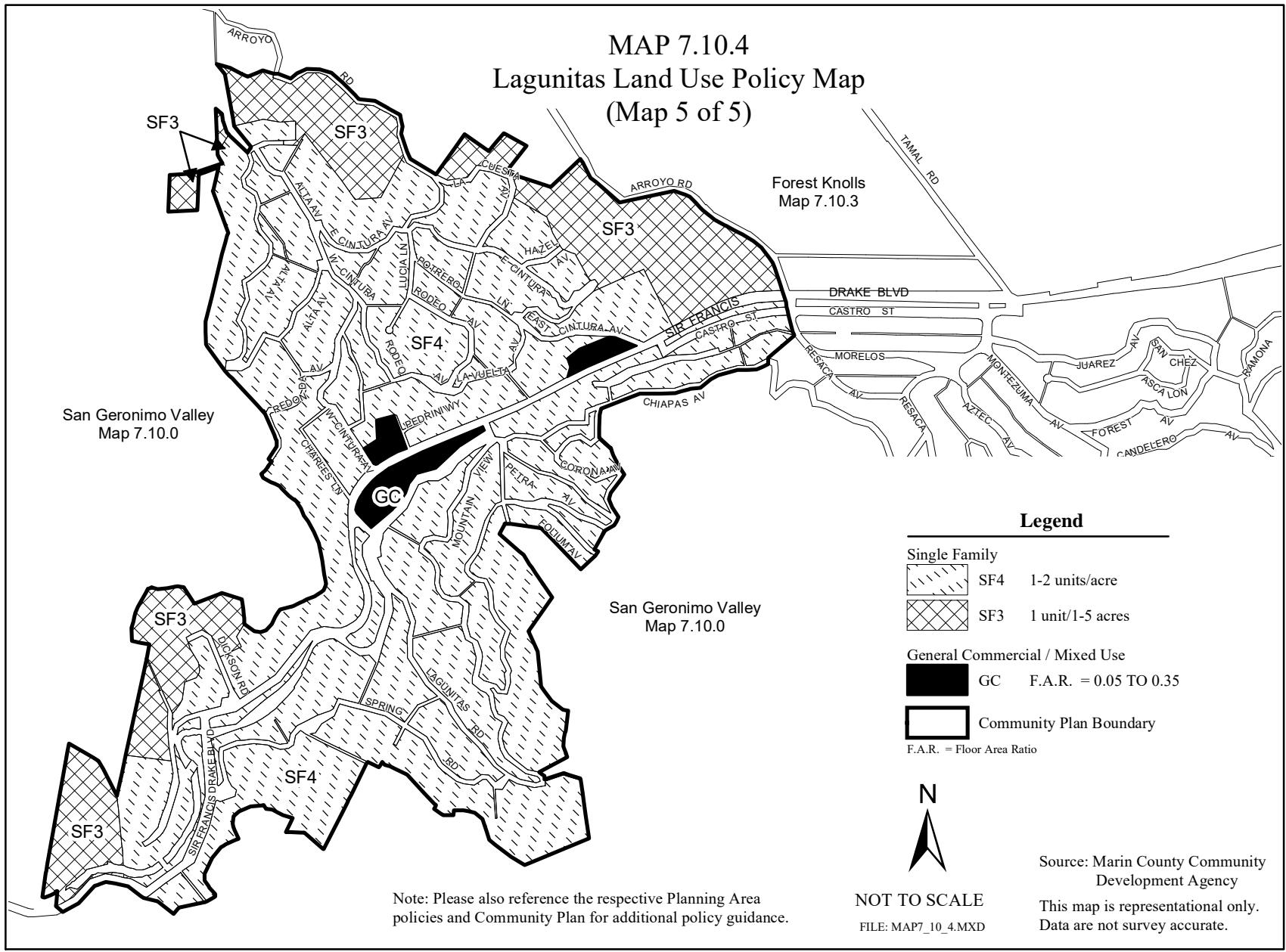
FILE: MAP7_10_3.MXD

Source: Marin County Community Development Agency

This map is representational only.
Data are not survey accurate.

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.

MAP 7.10.4 Lagunitas Land Use Policy Map (Map 5 of 5)



Legend

- Single Family**
- SF4 1-2 units/acre
 - SF3 1 unit/1-5 acres
- General Commercial / Mixed Use**
- GC F.A.R. = 0.05 TO 0.35
- Community Plan Boundary**
- F.A.R. = Floor Area Ratio

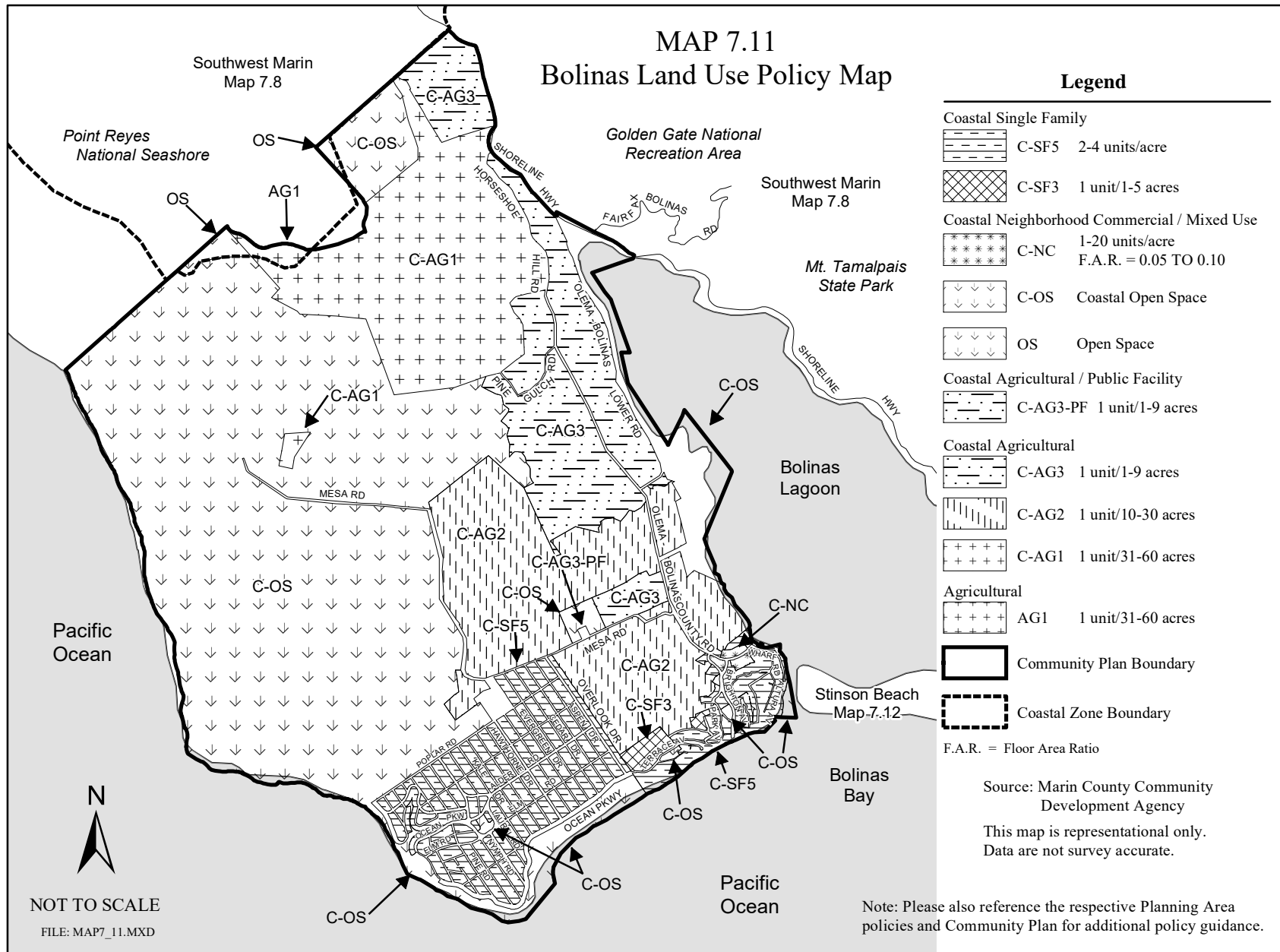


Source: Marin County Community Development Agency
This map is representational only.
Data are not survey accurate.

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.

NOT TO SCALE
FILE: MAP7_10_4.MXD

MAP 7.11 Bolinas Land Use Policy Map



Legend

Coastal Single Family

C-SF5 2-4 units/acre

C-SF3 1 unit/1-5 acres

Coastal Neighborhood Commercial / Mixed Use

C-NC 1-20 units/acre
F.A.R. = 0.05 TO 0.10

C-OS Coastal Open Space

OS Open Space

Coastal Agricultural / Public Facility

C-AG3-PF 1 unit/1-9 acres

Coastal Agricultural

C-AG3 1 unit/1-9 acres

C-AG2 1 unit/10-30 acres

C-AG1 1 unit/31-60 acres

Agricultural

AG1 1 unit/31-60 acres

Community Plan Boundary

Coastal Zone Boundary

F.A.R. = Floor Area Ratio

Source: Marin County Community Development Agency

This map is representational only. Data are not survey accurate.

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.

NOT TO SCALE

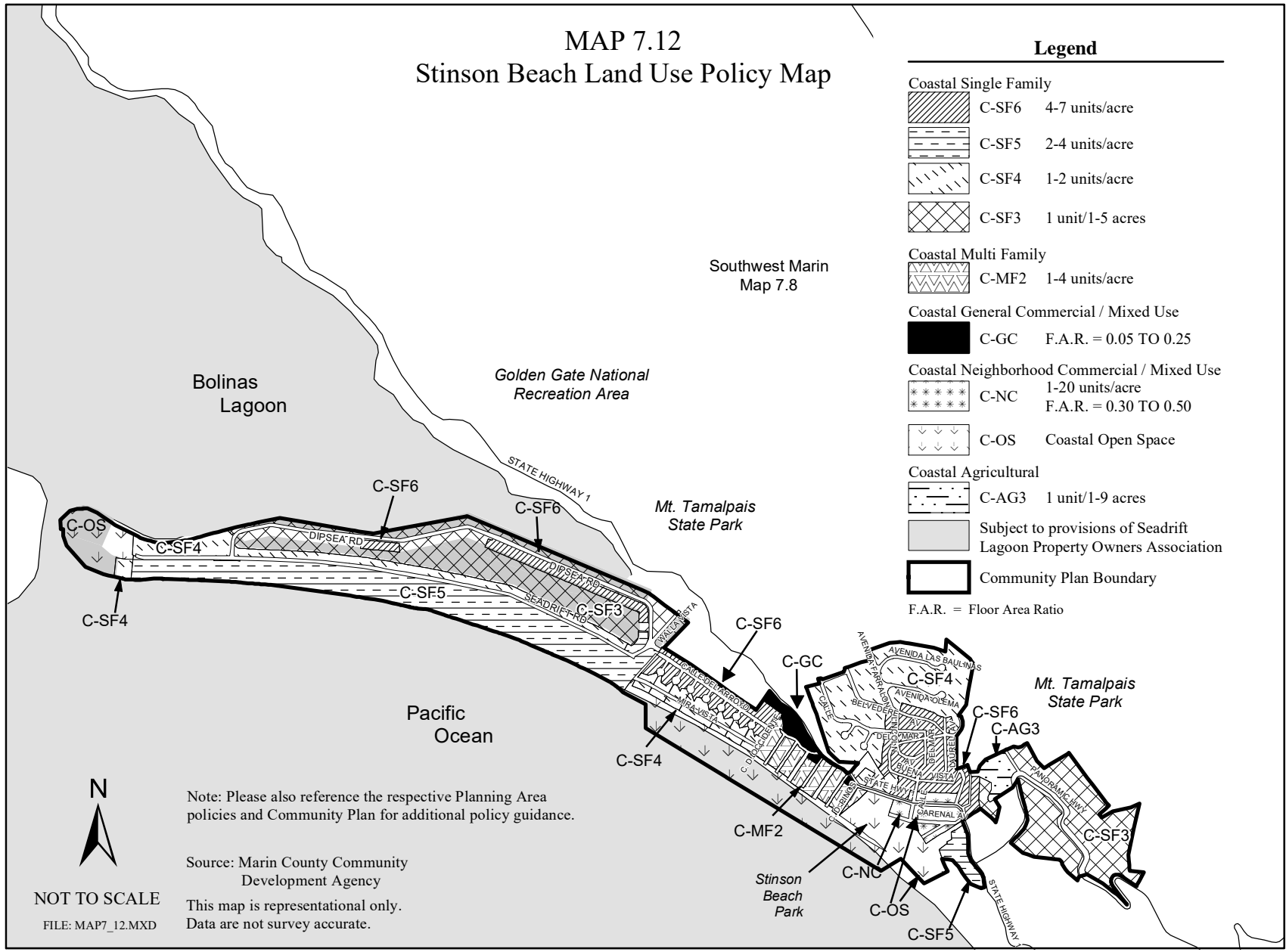
FILE: MAP7_11.MXD

MAP 7.12 Stinson Beach Land Use Policy Map

Legend

- Coastal Single Family**
 - C-SF6 4-7 units/acre
 - C-SF5 2-4 units/acre
 - C-SF4 1-2 units/acre
 - C-SF3 1 unit/1-5 acres
 - Coastal Multi Family**
 - C-MF2 1-4 units/acre
 - Coastal General Commercial / Mixed Use**
 - C-GC F.A.R. = 0.05 TO 0.25
 - Coastal Neighborhood Commercial / Mixed Use**
 - C-NC 1-20 units/acre
F.A.R. = 0.30 TO 0.50
 - Coastal Open Space**
 - C-OS
 - Coastal Agricultural**
 - C-AG3 1 unit/1-9 acres
 - Subject to provisions of Seadrift Lagoon Property Owners Association
 - Community Plan Boundary
- F.A.R. = Floor Area Ratio

Southwest Marin
Map 7.8



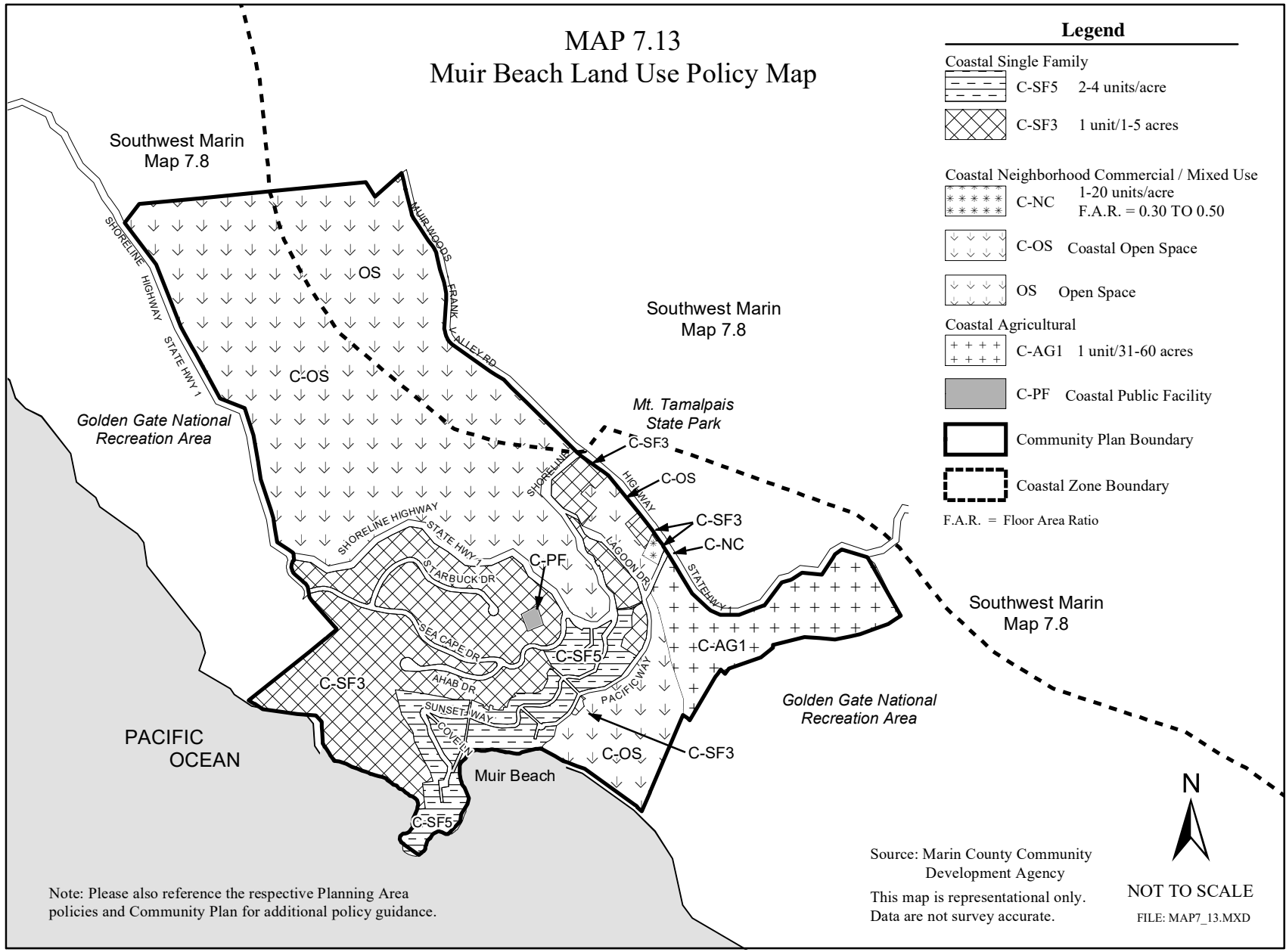
Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.

Source: Marin County Community Development Agency










This map is representational only. Data are not survey accurate.

NOT TO SCALE
FILE: MAP7_12.MXD

MAP 7.13 Muir Beach Land Use Policy Map



Legend

- Coastal Single Family
 -  C-SF5 2-4 units/acre
 -  C-SF3 1 unit/1-5 acres
 - Coastal Neighborhood Commercial / Mixed Use
 -  C-NC 1-20 units/acre
F.A.R. = 0.30 TO 0.50
 -  C-OS Coastal Open Space
 -  OS Open Space
 - Coastal Agricultural
 -  C-AG1 1 unit/31-60 acres
 -  C-PF Coastal Public Facility
 -  Community Plan Boundary
 -  Coastal Zone Boundary
- F.A.R. = Floor Area Ratio

Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.

Source: Marin County Community Development Agency
This map is representational only.
Data are not survey accurate.

N

NOT TO SCALE
FILE: MAP7_13.MXD