

Table of Contents: Public Outreach Appendix

Marin Housing and Safety Elements 2023-2031

1. Summary of Key Themes from Community Outreach and Engagement.....	2
2. Summary of Outreach and Engagement Activities.....	4
3. Promotion and Outreach Documentation	
a. Dedicated Webpage.....	7
b. Digital Atlas Webpage.....	9
c. Social Media.....	10
d. Flyers.....	19
e. Postcard Mailer.....	22
4. Community Workshops.....	23
5. Sites Road Shows.....	78
6. Focus Groups.....	107
7. Survey	
a. Survey.....	111
b. Findings.....	115
8. Consider It.....	127
9. Comments	
a. Site Selection Process.....	129
b. Sites Suggestion Map.....	184
c. Balancing Act.....	199
d. Emails.....	206

Marin County Housing Element Update

Summary of Key Themes from Community Outreach and Engagement

Marin County is committed to public engagement for all aspects of the community, with a special focus on those typically not part of the public process, including families with lower incomes, people of color, disabled individuals, people experiencing homelessness and agricultural workers and their families. The County engaged in a robust community outreach and engagement process (summarized in Summary of Outreach and Engagement Activities), providing over 40 opportunities for public input throughout the planning process of preparing the Housing Element. Community participation in the Marin County Housing Element was high as evidenced by the number of survey responses, attendance at the roadshows, and the volume of comments received on the housing sites. Comments varied depending on where residents live in unincorporated Marin County. The Board of Supervisors and Planning Commission provided significant leadership in working with staff and the consulting team to respond to community concerns while accommodating the RHNA for the 6th Cycle Housing Element.

Comments from early engagement confirmed that residents and local workforce acknowledge there is a housing shortage in the county and a need for more affordable units and housing types in addition to the existing stock of single units.

The site selection process generated the greatest volume of feedback with commenters using the full range of commenting options to share their concerns. The comments were coded by general theme and where possible, linked to the specific geographic location of concern. A detailed comments legend is provided in the document.

High level themes include:

Housing Supply

- Increased need for affordable units and housing types beside single unit detached houses.
- Difficulties in finding and retaining housing, particularly for members of protected classes under fair housing laws.
- Prospect of some existing residents (both renters and homeowners) leaving the County to find housing that is affordable and meets household needs.

Infrastructure

- Limited or insufficient clean water, and in West Marin, septic infrastructure.
- Limited or insufficient evacuation capacity and ingress/egress for emergency vehicles.

Transportation

- Limited transportation infrastructure, including roadway capacity (resulting in traffic congestion) and parking, to support future housing development.
- Limited or insufficient access to public transportation.
- Limited or insufficient infrastructure for pedestrians and bicyclists.

Environmental Hazards

- Consideration of sites as unsuitable sites for future housing development due to environmental hazards such as flooding, sea level rise, and fire risk.
- Perceived negative impacts to community health, such as possible worsening of air quality from more housing development.

Natural, Agricultural, and Cultural Resources

- Negative impacts on natural resources, agricultural resources, tribal sites, and cultural resources from increased housing development.

Technical Concerns

- Concerns that some selected sites for RHNA were incorrectly or inconsistently categorized.
- Concerns that locating housing in some locations does not advance housing equity based on current housing composition.

Marin HESE – Outreach & Engagement Activities SUMMARY

Note: Due to public health restrictions on public gathering related to the Covid-19 pandemic, activities that required people to gather in person such as workshops, hearings, and focus groups were conducted on-line using Zoom video conferencing.


Activities listed in chronological order

Activity	Time Period	Target Audience	Summary	Translation / Interpretation Provided	Results / Feedback	Participation Metrics
Dedicated webpage	Ongoing	All	Serves as significant outreach tool to publicize activities and host supporting documents	Spanish translation of key activities	Low-cost efficient way to communicate and host documents and on-line tools	
County email notification service	Ongoing	All	Participants can sign-up to receive automatic notification when new materials are posted on website and when outreach activities are happening	Spanish translation of outreach activities	Participants received regular notifications throughout process	
Email and telephone communications with County staff	Ongoing	All	Throughout the process, County staff received comments and responded to questions through phone and email		Provided customized assistance to any requestor. Also, it provided an opportunity for those to comment without using any of the tools or participating in a workshop or hearing.	355 emails received related to sites
Social Media	Ongoing	All	County used Facebook, Next Door and related platforms to promote outreach activities	Spanish	Actively promoted workshops, hearings and digital surveys	
Outreach Flyers	Before outreach activities	All	Flyers were posted at neighborhood hubs and bulletin boards	Spanish	Flyers helped to reach those who don't use or don't have access to technology	
Focus Groups with following groups: -CBOs (2 sessions) -Homeowners (1 session) -Low-income residents (1 sessions) -West Marin Collaborative -County of Marin Employee Affinity Groups	Aug - Sept 2021	Members of protected classes under fair housing laws: - Low-income - Minorities - People with disabilities	Engaged CBOs who represent members of protected classes under fair housing laws Recruited and screened residents who represented specific demographic groups that input was needed from		Qualitative information about housing needs, barriers and challenges. Participants also responded to questions related to emergency preparedness and concerns regarding natural hazards to inform the Safety Element.	- 17 CBO's Invited - 14 CBO's Attended Participating CBO's provide service to seniors, people with disabilities, low-income, and minority adults and families -14 Resident Participants Recruitment Results: 8 were renters 6 were owners 4 said they speak a second language at home (3 Spanish, 1 Cantonese) Total household income before taxes 2 selected Less than \$25,000 2 Preferred not to say County of Marin Employee Affinity Groups included: -MCOLE (Marin County Organization of Latino Employees) -COMAEA (County of Marin African-American Employees Association) -MAPLE (Marin Asian American Public Local Employees)
Community Workshop #1	Sept 22, 2021	All	Focused on introducing the Housing Element. Also introduced the Safety Element	Spanish & Vietnamese -Spanish speakers were present but Zoom does not provide a count by language, We added the Language request question in registration as a result.	Initial feedback about issues and concerns	176 registrants 82 participants Polling results: 30 were owners 16 were renters

Activity	Time Period	Target Audience	Summary	Translation / Interpretation Provided	Results / Feedback	Participation Metrics
Marin County Housing and Safety Elements Stakeholder Committee	Monthly	Represent All areas of unincorporated County. Members also include: -Young adult under 24 -Older adults non-White groups, including Black/African American and American Indian/Native American -Without permanent housing				
Postcard mailing	Nov 2021	All	Postcard mailed to 22,000 households to introduce the HE and promote outreach activities	Spanish & Vietnamese (included QR code and directions in Spanish & Vietnamese so recipient could get complete information in their preferred language.	The mailing served to reach households in a manner that didn't require technology and catch the attention of those who are on-line but were not aware of the process. The mailer also provided a phone contact for those who do not have access to or don't use online tools.	22,000 mailed
Community Workshop #2	Nov 22, 2021	All	Workshop focused on Safety Element and explained how the County would respond to natural hazards. These issues were prominent in comments received related to and informed the housing element.	Spanish & Vietnamese -4 registrants requested Spanish	County received substantial input on participant issues and concerns.	84 registrants 31 participants Polling: 10 were homeowners 5 were renters
Joint Session / Board of Supervisors & Planning Commission	Dec 7, 2021	All	Presented HE, RHNA numbers and initial outreach findings	Spanish	BOS/PC input yielded guiding principles that were used to inform the identification of potential sites.	
Consider-it Forum	Nov - Dec 2021	All	Collected input about people's safety concerns and preparedness for responding to natural hazards and extreme weather.	Included translation option through Google translate	Many concerns about limited housing were linked to safety issues such as emergency evacuations. Input validated and further described the concerns people expressed during HE events	
Digital Housing Needs Survey	Oct - Dec 2021	All	Collected input about housing needs	Spanish translation and outreach	Brief survey was designed to collect input on housing needs and collect input with those with limited time to participate.	626 responses in English 22 responses in Spanish
Print version of Housing Needs Survey	Oct - Dec 2021	-Seniors -People with disabilities -Paratransit users -Low-income & without digital access	Collected input about housing needs. Surveys were distributed through community groups with the largest distribution achieved by a paratransit provider. County staff also attended several in-person events to share and discuss the survey.	Spanish translation and outreach. Paper surveys were distributed by a paratransit provider which helped reach people with disabilities	Brief survey was designed to collect input on housing needs and collect input with those with limited time to participate and no access to technology.	102 responses in English 68 responses in Spanish
Public Hearing - CEQA Scoping Meeting	Jan 11, 2022	All	Provided opportunity to comment on scope of environmental document.		Received comments to inform scoping	16 participants
Sites Road Shows	Jan - Feb 2022	All Minority residents Low-income Farmworkers Seniors People with disabilities	Presented "roadshow" of Housing Element information and sites to multiple neighborhoods, including: - Kentfield (Kentfield Planning Advisory Board meeting) - Tamalpais Valley (Tamalpais Valley Design Review Board)	Spanish Interpretation provides at West Marin, Santa Venetia/Los Ranchito, Unincorporated Novato and Marin City Road Shows	Along with introducing BA as a tool, participants were given multiple options to provide comments. The Road Shows allowed participants to ask questions and comment on sites in their specific geographic area.	460 participants


Activity	Time Period	Target Audience	Summary	Translation / Interpretation Provided	Results / Feedback	Participation Metrics
			<ul style="list-style-type: none"> - Strawberry (Strawberry Design Review Board) - Lucas Valley and Marinwood - Santa Venetia and Los Ranchitos - Marin City (Community Conversations meeting) - West Marin - Unincorporated Novato - Follow-up meeting in San Geronimo Valley (West Marin) and Atherton (unincorporated Novato) - Follow-up meeting in Tomales and another in San Geronimo Valley (In May) 			
Community Workshop #3	Jan 20, 2022	All	-Informed the community about the planning process for achieving County housing goals and the Site Selection Process -Provided an opportunity for participants to share their input on the site selection process. -Introduced digital tool used to receive input on specific sites.	Spanish, Streamed to Youtube -5 Registrants requested Spanish	Introduced potential housing sites and described the process that would be used to narrow the sites to achieve the RHNA goal.	209 registrants 103 participants Polling: 60 were homeowners 8 were renters
Joint Session / Board of Supervisors & Planning Commission	Mar 1, 2022	All	Presented initial sites and scenarios based on guiding principles, technical analysis and public input.	Spanish	Process started with the identification of sites that would far exceed the RHNA to allow for substantial community input.	
Joint Session / Board of Supervisors & Planning Commission	Mar 15, 2022	All	Presented revised scenarios for BOS/PC consideration and public input.	Spanish	BOS/PC provided input on preferred BOS/PC members and public provided additional feedback to inform refinements..	More than 40 people made public comments
Balancing Act (BA)	Feb-March 2022	All	BA Platform Open for Input	Spanish	Receive input on preferred housing sites to meet the RHNA	2,925 page views 143 completed submittals
Balancing Act Office Hours	Mar 2022	All	Staff provided on-line evening office hours to assist people who needed help with BA, Office hours were promoted during the Road Shows along with the channels used to promote BA		Provided assistance to anyone needing help with the BA platform	
Digital Atlas	March 2022	All	County produced a digital mapping tool, the Atlas, that provided information about community demographics and natural hazards - which were key concerns identified in many of the comments received.	Included translation option through Google translate	Provided more detailed information for people to consider as they comment on potential housing sites. Participants could also submit site comments using the Atlas.	
Community Workshop #4	Mar 29, 2022	All	Described the role that policies and programs play in the HE. Solicited input on policy topics including tenant protections and programs to serve special populations including farmworkers, seniors and people with disabilities	Spanish		181 registrants 112 participants Polling: 58 were homeowners 13 were renters
Community Workshop #5	April 5, 2022	All	Provide an overview of the Safety Element update process. Discuss new climate change and resiliency planning goals and policies Present key issues and policies for discussion	Spanish		55 registrants 32 participants Polling: 16 were homeowners 2 were renters
Joint Session / Board of Supervisors & Planning Commission	April 12, 2022	All	Part 1: Received direction on sites included in HE. Part 2: Received direction on policies and programs	Spanish	Input informed list of sites for use in the environmental impact analysis.	

Dedicated Webpage




Housing Sites

[EXPLORE](#)




Meetings and Workshops

[EXPLORE](#)




Programs and Policies

[EXPLORE](#)




Frequently Asked Questions

[EXPLORE](#)




Housing Element

[EXPLORE](#)




Safety Element

[EXPLORE](#)



Countywide Plan

[EXPLORE](#)



Restrictive Covenant Project

[EXPLORE](#)


If you are a person with a disability and require an accommodation to participate in a County program, service, or activity, requests may be made by calling (415) 473-4381 (Voice), Dial 711 for CA Relay, or by email at least five business days in advance of the event. We will do our best to fulfill requests received with less than five business days' notice. Copies of documents are available in alternative formats upon request.

Copyright © 2022 County of Marin

How Do I?
Government
For Residents
For Business
Recreation
Contacts


Newsroom
Board of Supervisors
Email Updates [↗](#)
Social Media
Webcasts
Emergency Alerts [↗](#)


Website Accessibility
Contact Webmaster
Terms & Conditions
Disclaimers
Get Adobe Reader [↗](#)
Mobile Gallery





MAP ATLAS: CANDIDATE HOUSING SITES AND EXISTING CONDITIONS AND CONSTRAINTS


How to Explore the Candidate Housing Sites


 **Search housing sites**
and click them for site data


 **Choose a map theme**
by clicking a tab


 **Analyze housing sites**
using the map legend




 **Candidate Housing Sites**

 **Community Profile**

 **Physical and Community Infrastructure**

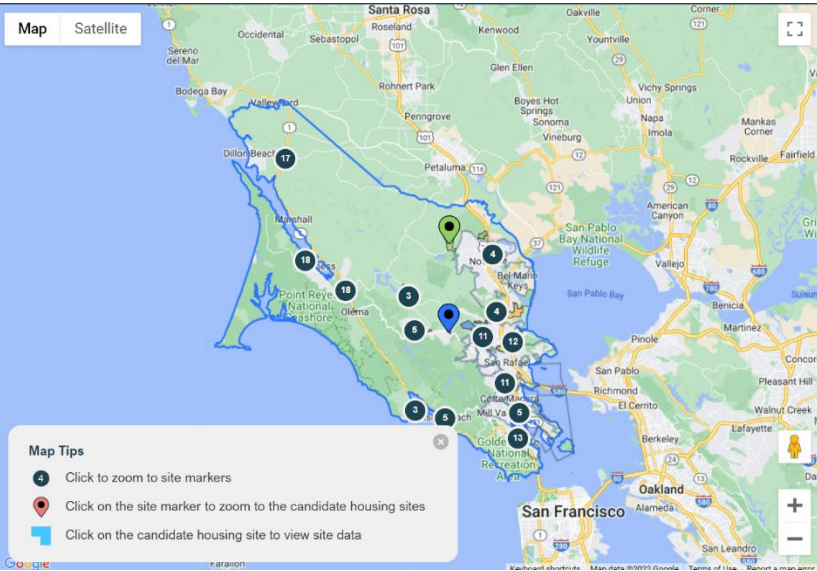
 **Hazards**

 **Natural Resources**

The Candidate Housing Sites (CHS) are the potential sites for new housing units.

Map

Satellite



Map Tips

- Click to zoom to site markers
- Click on the site marker to zoom to the candidate housing sites
- Click on the candidate housing site to view site data

Candidate Housing Sites

Enter address, city or zip

Reset map

Candidate Housing Sites

- ☒ Commercial Center Mixed Use
- ☒ County or Public Site
- ☒ Rehabilitation or Conversion
- ☒ Religious Institutions
- ☒ School Site
- ☒ Underutilized Nonresidential Sites
- ☒ Underutilized Residential Sites
- ☒ Vacant Sites

Base Layers

Send Map Comment

Candidate Housing Sites

The Candidate Housing Sites map identifies potential sites to accommodate new housing units across all income levels for the eight-year planning period of 2023 to 2031. Most candidate housing sites are vacant or sparsely developed, and are zoned for residential, commercial, or mixed-use development. The zoning on select parcels may be changed to allow for higher development densities necessary to accommodate affordable housing. The selection of the approximately 150 candidate housing sites was based on existing uses and site and environmental constraints (e.g., slopes, access, hazards, infrastructure, biological resources).



Email Signup

Enter your email

Sign Up

Privacy Policy

Accessibility

Send Comment

Select Language

Select Language

Select L

Facebook Posts



Marin County Government
September 3, 2021 · 🌐

The County is preparing to update a long-term plan to meet housing needs and plan for public safety in the unincorporated areas of the county. Public feedback will be a key component of the plan's development. There's an online workshop all set for September 22. Join us!

<https://www.marincounty.org/.../cda-housingsafetyelements...>



Shape the future of housing and plan for climate change in your community.

Join us for an online community meeting on September 22, 2021.

Join the County of Marin for an **interactive online, solution-oriented community meeting** to discuss the upcoming Housing and Safety Elements updates for the upcoming 2023-2031 cycle. This will be the first in a series of community workshops that will be scheduled throughout the planning process.

The meeting will take place on Zoom on **Wednesday September 22, 2021 from 6:00-8:00 P.M.** There will be live Spanish translation.

Register for this meeting at
<https://tinyurl.com/MarinHousingandSafetyRSVP>
or scan this QR code:



www.MarinCounty.org/HousingSafetyElements

For disability accommodations please phone (415) 473-7309 (Voice), CA Relay 711, or e-mail HousingElement@MarinCounty.org at least five business days in advance of the event. The County will do its best to fulfill requests received with less than five business days' notice. Copies of documents are available in alternative formats, upon request.

Determine el futuro de las viviendas y haga planes para el cambio climático en su comunidad.

Únase al Condado de Marin en una reunión comunitaria e interactiva en línea el 22 de septiembre de 2021.

Únase al Condado de Marin en una reunión comunitaria e interactiva en línea, orientada a soluciones, para hablar sobre las próximas actualizaciones de Elementos de Vivienda y Seguridad para el próximo ciclo 2023-2031. Este será el primero de una serie de talleres comunitarios que se programarán durante el proceso de planificación.

La reunión será en Zoom el **miércoles 22 de septiembre de 2021 desde las 6:00 hasta las 8:00 p. m.** Habrá traducción al español en vivo.

Regístrate aquí
<https://tinyurl.com/MarinHousingandSafetyRSVP>
o escanea este código QR:



www.MarinCounty.org/HousingSafetyElements

Định hình tương lai của nhà ở và lập kế hoạch cho biến đổi khí hậu trong cộng đồng quý vị.

Tham gia cuộc họp cộng đồng trực tuyến cùng chúng tôi vào ngày 22 tháng 9 năm 2021.

Tham gia cuộc họp cộng đồng tương tác trực tuyến hướng đến giải pháp cùng Quận Marin để thảo luận những nội dung cấp thiết về Nhà ở và Các Yếu Tố An Toàn (Housing and Safety Elements) sắp tới cho giai đoạn 2023-2031 tới đây. Đây sẽ là hội thảo đầu tiên trong chuỗi các hội thảo cộng đồng sẽ được lên lịch tổ chức trong suốt quá trình lập kế hoạch.

Cuộc họp sẽ diễn ra trên Zoom vào Thứ Tư, ngày 22 tháng 9 năm 2021, từ 6 giờ chiều đến 8 giờ tối.

Đăng ký ở đây
<https://tinyurl.com/MarinHousingandSafetyRSVP>
hoặc quét mã QR này:



www.MarinCounty.org/HousingSafetyElements

 1

 Like

 Comment

 Share





Marin County Government
September 19, 2021 · 🌐

Shape the future of housing and plan for climate change in your community. Join us Wednesday for an interactive online, solution-oriented, community meeting to discuss the upcoming Housing and Safety Elements updates for the 2023-2031 cycle.

This will be the first in a series of community workshops that will be scheduled throughout the planning process. Topics for discussion include:

- Housing needs and conditions, especially for low and moderate-income housing
- Climate ch... See more



Shape the future of housing and plan for climate change in your community.

Join us for an online community meeting on September 22, 2021.

Join the County of Marin for an **interactive online, solution-oriented, community meeting** to discuss the upcoming Housing and Safety Elements updates for the upcoming 2023-2031 cycle. This will be the first in a series of community workshops that will be scheduled throughout the planning process.

The meeting will take place on Zoom on **Wednesday September 22, 2021 from 6:00-8:00 P.M.** There will be live Spanish translation.

Register for this meeting at
<https://tinyurl.com/MarinHousingandSafetyRSVP>
or scan this QR code:



www.MarinCounty.org/HousingSafetyElements

Determine el futuro de las viviendas y haga planes para el cambio climático en su comunidad.

Únase a nosotros en una reunión comunitaria en línea el 22 de septiembre de 2021.

Únase al Condado de Marin en una reunión comunitaria e interactiva en línea, orientada a soluciones, para hablar sobre las próximas actualizaciones de Elementos de Vivienda y Seguridad para el próximo ciclo 2023-2031. Este será el primero de una serie de talleres comunitarios que se programarán durante el proceso de planificación.

La reunión será en Zoom el **miércoles 22 de septiembre de 2021 desde las 6:00 hasta las 8:00 p. m.** Habrá traducción al español en vivo.

Regístrate aquí
<https://tinyurl.com/MarinHousingandSafetyRSVP>
o escanea este código QR:



www.MarinCounty.org/HousingSafetyElements

Định hình tương lai của nhà ở và lập kế hoạch cho biến đổi khí hậu trong cộng đồng quý vị.

Tham gia cuộc họp cộng đồng trực tuyến cùng chúng tôi vào ngày 22 tháng 9 năm 2021.

Tham gia cuộc họp cộng đồng tương tác trực tuyến hướng đến giải pháp cùng Quận Marin để thảo luận những nội dung cấp thiết về Nhà ở và Các Yếu Tố An Toàn (Housing and Safety Elements) sắp tới cho giai đoạn 2023-2031 tới đây. Đây sẽ là hội thảo đầu tiên trong chuỗi các hội thảo cộng đồng sẽ được lên lịch tổ chức trong suốt quá trình lập kế hoạch.

Cuộc họp sẽ diễn ra trên Zoom vào Thứ Tư, ngày 22 tháng 9 năm 2021, từ 6 giờ chiều đến 8 giờ tối.

Đăng ký ở đây
<https://tinyurl.com/MarinHousingandSafetyRSVP>
hoặc quét mã QR này:



www.MarinCounty.org/HousingSafetyElements

 4

 Like

 Comment

 Share



Facebook Posts

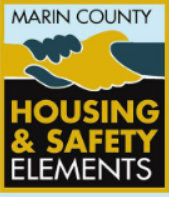

Marin County Government
October 26, 2021 · 🌐

Share your opinion to shape the future of housing and climate resilience in your community.

The County of Marin is in the process of updating the Housing and Safety Elements of the Countywide Plan (the County's General Plan). The Countywide Plan serves as the guiding vision for the future of unincorporated Marin. Use the County's jurisdiction look-up tool to determine if you live in a city or town or the unincorporated area.

- Short survey: <https://www.surveymonkey.com/r/...> See more

We want to hear from you!
¡Queremos escuchar su opinión!
Chúng tôi muốn nghe ý kiến của bạn!

Visit our website!
 Visite nuestro sitio web!
 Truy cập trang web của chúng tôi!

f See how the average temperature in your area is changing.
[Explore Climate Science Info](#)

1

Like Comment Share

Marin County Government
November 29, 2021 · 🌐

Where should #MarinCounty plan for more housing in the future? We need to plan for the unincorporated sections of the county over the next decade or so. Planners will seek guidance from a joint session of the Planning Commissioners and Board of Supervisors on December 7 about the guiding principles for the site selection process coming up next year.

<https://www.marincounty.org/.../cda-housingprinciples-112921>



10

9 Comments 2 Shares

Like Comment Share

Facebook Posts

Marin County Government
January 12 · 🌐

How would you like to help us strategize about potential new housing locations in the unincorporated sections of #MarinCounty? It's a big job coming up. Here's your invitation. Meeting is 1/20.
<https://www.marincounty.org/.../housing-and-safety-elements>

Create your own Housing Plan!
¡Crea un Plan de Vivienda!

Join the County for an online interactive workshop on **Thursday January 20th from 6-8 PM** to learn how to use Balancing Act, a mapping tool to strategize housing locations. There will be live Spanish translation.

Únase al condado para un taller interactivo en línea el **jueves 20 de enero de 6 a 8 PM** para aprender a usar "Balancing Act", un ejercicio de mapeo para diseñar estrategias de lugares para la vivienda. Habrá traducción simultánea en español.

Register here / Registrarse aquí:
www.tinyurl.com/MarinHousingandSafetyRSVP3
or scan this QR code / o escanee este código QR.

www.MarinCounty.org/HousingSafetyElements



1

Like Comment Share

Marin County Government
April 7 · 🌐

On Tuesday April 12th, the Board of Supervisors and Planning Commission will meet on two Housing Element related items:

2:00pm Housing programs and policies: The Board and Commission will review and provide feedback on staff recommendation for programs and policies in the Housing Element. You can review the board packet for this item for more information. Additional information is available on the County's Housing and Safety Elements Programs and Policies webpage.

5:00pm ... See more



Shape the future of housing and plan for climate change in your community.

1

Like Comment Share

Facebook Posts

 **Marin County Government**
April 16 · 🌐

After accepting more input about long-term housing plans for Marin County's unincorporated areas, the Marin County Community Development Agency (CDA) is submitting a list of properties to a consulting firm to begin environmental analysis to identify the best places for future housing. A joint session of the Board and Planning Commission is tentatively set for June 14 for a public review of the programs and policies portion of the Housing Element update. In August, a draft of... [See more](#)



 1

1 Share

 Like

 Comment

 Share



Shape the future of **housing** and plan for **climate change** in your community.



Join us for an online community meeting on September 22, 2021.

Join the County of Marin for an **interactive online, solution-oriented, community meeting** to discuss the upcoming Housing and Safety Elements updates for the upcoming 2023-2031 cycle. This will be the first in a series of community workshops that will be scheduled throughout the planning process.

The meeting will take place on Zoom on **Wednesday September 22, 2021 from 6:00-8:00 P.M.** There will be live Spanish translation.

Register for this meeting at
<https://tinyurl.com/MarinHousingandSafetyRSVP>
or scan this QR code:



www.MarinCounty.org/HousingSafetyElements

For disability accommodations please phone (415) 473-7309 (Voice), CA Relay 711, or e-mail HousingElement@MarinCounty.org at least five business days in advance of the event. The County will do its best to fulfill requests received with less than five business days' notice. Copies of documents are available in alternative formats, upon request.

Determine el futuro de las **viviendas** y haga planes para el **cambio climático** en su comunidad.



Únase a nosotros en una reunión comunitaria en línea el 22 de septiembre de 2021.

Únase al Condado de Marin en una reunión **comunitaria e interactiva en línea, orientada a soluciones**, para hablar sobre las próximas actualizaciones de Elementos de Vivienda y Seguridad para el próximo ciclo 2023-2031. Este será el primero de una serie de talleres comunitarios que se programarán durante el proceso de planificación.

La reunión será en Zoom el **miércoles 22 de septiembre de 2021 desde las 6:00 hasta las 8:00 p. m.** Habrá traducción al español en vivo.

Registrarse aquí
<https://tinyurl.com/MarinHousingandSafetyRSVP>
o escanea este código QR:



www.MarinCounty.org/HousingSafetyElements

Para adaptaciones por discapacidad, por favor llame a (415) 473-7309 (Voz), Servicio de Retransmisión de CA 711, o envíe un correo electrónico a HousingElement@MarinCounty.org al menos con cinco días hábiles de anticipación al evento. El Condado hará su mejor esfuerzo para satisfacer las solicitudes recibidas con menos de cinco días hábiles de antelación. Hay copias de los documentos disponibles en formatos alternativos, previa solicitud.

**Định hình
tương lai của
nhà ở và lập kế
hoạch cho biến
đổi khí hậu
trong cộng
đồng quý vị.**



Tham gia cuộc họp cộng đồng trực tuyến cùng chúng tôi vào ngày 22 tháng 9 năm 2021.

Tham gia cuộc họp cộng đồng tương tác trực tuyến hướng đến giải pháp cùng Quận Marin để thảo luận những nội dung cập nhật về Nhà Ở và Các Yếu Tố An Toàn (Housing and Safety Elements) sắp tới cho giai đoạn 2023-2031 tới đây. Đây sẽ là hội thảo đầu tiên trong chuỗi các hội thảo cộng đồng sẽ được lên lịch tổ chức trong suốt quá trình lập kế hoạch.

Cuộc họp sẽ diễn ra trên Zoom vào **Thứ Tư, ngày 22 tháng 9 năm 2021, từ 6 giờ chiều đến 8 giờ tối.**

Đăng ký ở đây
<https://tinyurl.com/MarinHousingandSafetyRSVP>
hoặc quét mã QR này:



www.MarinCounty.org/HousingSafetyElements

Để nhận được hỗ trợ khuyết tật, vui lòng gọi điện thoại đến số (415) 473-7309 (Giọng nói), Dịch vụ thông qua người trung gian tại số CA 711, hoặc e-mail HousingElement@MarinCounty.org ít nhất năm (5) ngày trước sự kiện. Quận hạt sẽ cố gắng hết sức để đáp ứng các yêu cầu ít hơn năm ngày làm việc như đã thông báo. Các bản sao tài liệu đều có sẵn ở dạng thức thay thế, theo yêu cầu của quý vị.



Shape the future
of **housing** and
plan for **climate**
change in your
community.

Join us for an online community
meeting on September 22, 2021.



Join the County of Marin for an **interactive online, solution-oriented, community meeting** to discuss the upcoming Housing and Safety Elements updates for the upcoming 2023-2031 cycle. This will be the first in a series of community workshops that will be scheduled throughout the planning process.

The meeting will take place on Zoom on **Wednesday September 22, 2021 from 6:00-8:00 P.M.** There will be live Spanish translation.

Register for this meeting at
**[https://tinyurl.com/MarinHousing
andSafetyRSVP](https://tinyurl.com/MarinHousingandSafetyRSVP)**
or scan this QR code:



www.MarinCounty.org/HousingSafetyElements

For disability accommodations please phone (415) 473-7309 (Voice), CA Relay 711, or e-mail HousingElement@MarinCounty.org at least five business days in advance of the event. The County will do its best to fulfill requests received with less than five business days' notice. Copies of documents are available in alternative formats, upon request.



Determine el futuro de las **viviendas** y haga planes para el **cambio climático** en su comunidad.

Únase a nosotros en una reunión comunitaria en línea el 22 de septiembre de 2021.



Únase al Condado de Marin en una reunión **comunitaria e interactiva en línea, orientada a soluciones**, para hablar sobre las próximas actualizaciones de Elementos de Vivienda y Seguridad para el próximo ciclo 2023-2031. Este será el primero de una serie de talleres comunitarios que se programarán durante el proceso de planificación.

La reunión será en Zoom el **miércoles 22 de septiembre de 2021 desde las 6:00 hasta las 8:00 p. m.** Habrá traducción al español en vivo.

Registrarse aquí
<https://tinyurl.com/MarinHousingandSafetyRSVP>
o escanea este código QR:



www.MarinCounty.org/HousingSafetyElements

Para adaptaciones por discapacidad, por favor llame a (415) 473-7309 (Voz), Servicio de Retransmisión de CA 711, o envíe un correo electrónico a HousingElement@MarinCounty.org al menos con cinco días hábiles de anticipación al evento. El Condado hará su mejor esfuerzo para satisfacer las solicitudes recibidas con menos de cinco días hábiles de antelación. Hay copias de los documentos disponibles en formatos alternativos, previa solicitud.



**Định hình tương lai
của nhà ở và lập kế
hoạch cho biến đổi
khí hậu trong cộng
đồng quý vị.**

**Tham gia cuộc họp cộng đồng trực tuyến cùng
chúng tôi vào ngày 22 tháng 9 năm 2021.**



Tham gia cuộc họp cộng đồng tương tác trực tuyến hướng đến giải pháp cùng Quận Marin để thảo luận những nội dung cập nhật về Nhà Ở và Các Yếu Tố An Toàn (Housing and Safety Elements) sắp tới cho giai đoạn 2023-2031 tới đây. Đây sẽ là hội thảo đầu tiên trong chuỗi các hội thảo cộng đồng sẽ được lên lịch tổ chức trong suốt quá trình lập kế hoạch.

Cuộc họp sẽ diễn ra trên Zoom vào **Thứ Tư, ngày 22 tháng 9 năm 2021, từ 6 giờ chiều đến 8 giờ tối.**

Đăng ký ở đây
**[https://tinyurl.com/MarinHousing
andSafetyRSVP](https://tinyurl.com/MarinHousingandSafetyRSVP)**
hoặc quét mã QR này:



www.MarinCounty.org/HousingSafetyElements

Để nhận được hỗ trợ khuyết tật, vui lòng gọi điện thoại đến số (415) 473-7309 (Giọng nói), Dịch vụ thông qua người trung gian tại số CA 711, hoặc e-mail HousingElement@MarinCounty.org ít nhất năm (5) ngày trước sự kiện. Quận hạt sẽ cố gắng hết sức để đáp ứng các yêu cầu ít hơn năm ngày làm việc như đã thông báo. Các bản sao tài liệu đều có sẵn ở dạng thức thay thế, theo yêu cầu của quý vị.



Shape the future of housing and plan for climate change in your community.

Join us for an online community meeting on September 22, 2021.



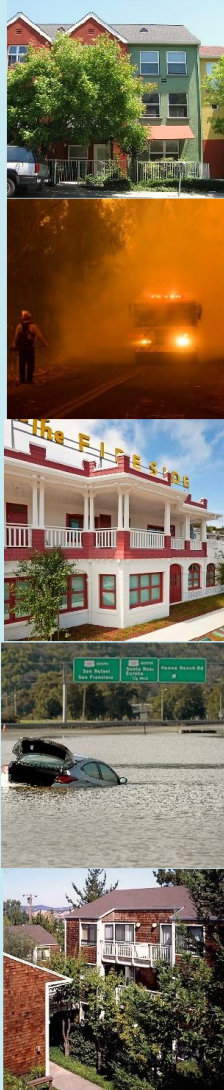
Join the County of Marin for an **interactive online, solution-oriented, community meeting** to discuss the upcoming Housing and Safety Elements updates for the upcoming 2023-2031 cycle. This will be the first in a series of community workshops that will be scheduled throughout the planning process.

Topics for discussion include:

- **Housing needs and conditions**, especially for low and moderate-income housing
- **Climate change adaptation measures**, including wildfire, sea level rise, and flooding concerns

The meeting will take place on Zoom on **Wednesday September 22, 2021 from 6:00-8:00 P.M.** There will be live Spanish translation.

Register here: <https://tinyurl.com/MarinHousingandSafetyRSVP>



Visit www.MarinCounty.org/HousingSafetyElements and subscribe to this page to receive the latest developments

For disability accommodations please phone (415) 473-7309 (Voice), CA Relay 711, or e-mail HousingElement@MarinCounty.org at least five business days in advance of the event. The County will do its best to fulfill requests received with less than five business days' notice. Copies of documents are available in alternative formats, upon request.



Determine el futuro de las viviendas y haga planes para el cambio climático en su comunidad.

Únase a nosotros en una reunión comunitaria en línea el 22 de septiembre de 2021.



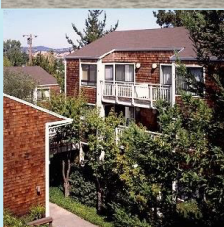
Únase al Condado de Marin en una **reunión comunitaria e interactiva en línea, orientada a soluciones**, para hablar sobre las próximas actualizaciones de Elementos de Vivienda y Seguridad para el próximo ciclo 2023-2031. Este será el primero de una serie de talleres comunitarios que se programarán durante el proceso de planificación.

Los temas de discusión incluyen:

- **Necesidades y condiciones de vivienda**, especialmente para grupos familiares de ingresos bajos y moderados
- **Medidas de adaptación al cambio climático**, incluyendo los incendios forestales, el aumento del nivel del mar y las inundaciones

La reunión será en Zoom el **miércoles 22 de septiembre de 2021 desde las 6:00 hasta las 8:00 p. m.** Habrá traducción al español en vivo.

Registrarse aquí: <https://tinyurl.com/MarinHousingandSafetyRSVP>



Visite www.MarinCounty.org/HousingSafetyElements y suscríbase a esta página para recibir las últimas novedades

Para adaptaciones por discapacidad, por favor llame a (415) 473-7309 (Voz), Servicio de Retransmisión de CA 711, o envíe un correo electrónico a HousingElement@MarinCounty.org al menos con cinco días hábiles de anticipación al evento. El Condado hará su mejor esfuerzo para satisfacer las solicitudes recibidas con menos de cinco días hábiles de antelación. Hay copias de los documentos disponibles en formatos alternativos, previa solicitud.



Định hình tương lai của nhà ở và lập kế hoạch cho biến đổi khí hậu trong cộng đồng quý vị.

Tham gia cuộc họp cộng đồng trực tuyến cùng chúng tôi vào ngày 22 tháng 9 năm 2021.



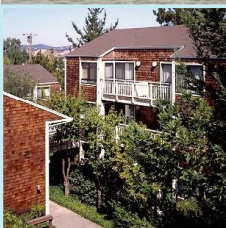
Tham gia **cuộc họp cộng đồng tương tác trực tuyến hướng đến giải pháp** cùng Quận Marin để thảo luận những nội dung cập nhật về Nhà Ở và Các Yếu Tố An Toàn (Housing and Safety Elements) sắp tới cho giai đoạn 2023-2031 tới đây. Đây sẽ là hội thảo đầu tiên trong chuỗi các hội thảo cộng đồng sẽ được lên lịch tổ chức trong suốt quá trình lập kế hoạch.

Các chủ đề thảo luận bao gồm:

- **Điều kiện và nhu cầu nhà ở**, đặc biệt là nhà ở dành cho người có thu nhập thấp và trung bình
- **Biện pháp thích ứng với biến đổi khí hậu**, bao gồm các mối lo ngại về cháy rừng, mực nước biển dâng và lũ lụt

Cuộc họp sẽ diễn ra trên Zoom vào **Thứ Tư, ngày 22 tháng 9 năm 2021, từ 6 giờ chiều đến 8 giờ tối.**

Đăng ký ở đây: <https://tinyurl.com/MarinHousingandSafetyRSVP>



Vui lòng truy cập

www.MarinCounty.org/HousingSafetyElements và đăng ký trang này để nhận thông tin về những diễn biến mới nhất

Để nhận được hỗ trợ khuyết tật, vui lòng gọi điện thoại đến số (415) 473-7309 (Giọng nói), Dịch vụ thông qua người trung gian tại số CA 711, hoặc e-mail HousingElement@MarinCounty.org ít nhất năm (5) ngày trước sự kiện. Quận hạt sẽ cố gắng hết sức để đáp ứng các yêu cầu ít hơn năm ngày làm việc như đã thông báo. Các bản sao tài liệu đều có sẵn ở dạng thức thay thế, theo yêu cầu của quý vị.

Postcard Mailer

Share your opinion to shape the future of housing and climate resilience in your community.

The County is in the process of updating the **Housing and Safety Elements** of the Countywide Plan (the County's General Plan). The Countywide Plan serves as the guiding vision for the future of unincorporated Marin.

Acceda a esta información en **español** escaneando este código QR con la cámara de su teléfono.



Truy cập thông tin này bằng **tiếng Việt** bằng cách quét mã QR này qua máy ảnh điện thoại.

We want to hear from you!



Short Survey

Scan this QR code to access the survey.



Consider-It Discussion Forum

An online forum to share reactions and opinions to statements provided by the County.



Interactive Atlas

An interactive map to examine demographic data and local hazards.



Upcoming Meetings

November 15, 2021: Community Workshop #2 (out of 5)

December 7, 2021: Board of Supervisors/Planning Commission meeting



Visit www.MarinCounty.org/HousingSafetyElements for more information and to access the survey, discussion forum, interactive map, and to register for meetings. Scan the QR code above with your phone's camera to access the website.

Questions? Contact staff by email at HousingElement@MarinCounty.org or by phone at (415) 473-7309.



Community Workshop Links

Community Workshop #1 (September 22, 2021): Housing Element Overview

- English: [Presentation\[PDF\]](#) | [Video\[External\]](#) | [Questions & Answers\[PDF\]](#)
- Español: [Presentación\[PDF\]](#) | [Video\[External\]](#) | [Preguntas y respuestas\[PDF\]](#)
- Tiếng Việt: [Bài thuyết trình\[PDF\]](#) | [Video\[External\]](#) | [Hỏi & Đáp\[PDF\]](#)

Community Workshop #2 (November 15, 2021): Safety Element Overview

- English: [Presentation\[PDF\]](#) | [Video\[External\]](#)
- Español: [Presentación\[PDF\]](#) | [Video\[External\]](#)
- Tiếng Việt: [Bài thuyết trình\[PDF\]](#) | [Video\[External\]](#)

Community Workshop #3 (January 20, 2022): Housing Element Sites

- English: [Presentation\[PDF\]](#) | [Video\[External\]](#)
- Español: [Presentación\[PDF\]](#) | [Video\[External\]](#)

Community Workshop #4 (March 29, 2022): Housing Element Programs & Policies

- English: [Presentation\[PDF\]](#) | [Video\[External\]](#) | [Chat\[PDF\]](#) | [Mentimeter results\[PDF\]](#) | [Summary of feedback\[PDF\]](#)
- Español: Presentación (estará disponible pronto) | [Video\[External\]](#)

Community Workshop (March 31, 2022): Additional Housing Sites Under Consideration

- English: [Presentation\[PDF\]](#) | [Video\[External\]](#) | [List of additional sites under consideration\[PDF\]](#)

Community Workshop #5 (April 5, 2022): Safety Element Programs & Policies



Marin County Housing & Safety Elements Community Workshop #1 Summary of Workshop Discussion

September 22, 2021

Introduction

In mid- 2021, the County of Marin began efforts to draft updates for the Housing and Safety Elements. State law requires the Housing Element be updated every 8 years. Through the Housing Element, the County must identify and plan for how the unincorporated County can accommodate at least 3569 units of housing, with a specific number of units for low and very low income, moderate income, and above moderate-income residents. State law also requires that the Safety Element be updated when the Housing Element is updated. The Safety Element is a plan that looks at geologic hazards, flooding, wildlands, and urban fires.

This was the first workshop held to engage the community in this project. The website, <https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>, contains more information about the project and its upcoming activities.

Workshop Purpose and Format

On Wednesday, September 22, 2021, the County of Marin and its consultants, MIG, hosted a public workshop to inform the community about the planning process for updating the Housing and Safety Elements and collect initial input on their issues, concerns and potential solutions. Following guidance from public health agencies regarding gatherings during the COVID-19 pandemic, the workshop was held virtually using online video conferencing. City staff conducted robust community outreach to publicize the event. This included social media posts on Facebook, NextDoor, and Twitter. In addition, the workshop was promoted through the County's email notifications from the website. One hundred and seventy-six (176) people registered for the event and eighty-two (82) people participated.

MIG planner Joan Chaplick served as the moderator and facilitated the meeting. Leelee Thomas, Marin County Planning Manager, provided remarks to set the context and introduced the County's project team. The workshop was highly interactive and included live polls, language interpretation in two other languages (Spanish and Vietnamese), small group discussions documented in real-time using a google sheet, and a larger discussion documented in real-time using a digital whiteboard tool. Participants could submit comments and questions throughout the meeting using the "Chat" feature. The Project Team answered questions throughout the meeting.

Agenda Topics and Engagement Activities included:

- **Introduction of the Housing Element:** Participants received a brief overview of the housing element's purpose and requirements. Participants were also asked to share a word in the chat that described Marin County and respond to six demographic questions.

Following the presentations, participants were randomly assigned to seven small groups. Each group had a facilitator and note taker, six groups were facilitated in English and the seventh group was facilitated in Spanish. Participants were invited to share issues and concerns, strategies and solutions, and questions. At the end of the discussion, all participants returned to the larger group where the facilitator from each group shared some of the highlights of the discussions.

- **Introduction of the Safety Element:** Participants received a brief overview of the safety element's purpose and requirements. In a large group discussion, participants were invited to share their issues and concerns, strategies and solutions, and questions using the chat feature. The presenters responded to questions and participant feedback was noted on a digital whiteboard that was shared with the larger group.
- **Public Comment:** Participants were provided an opportunity to verbally share any comments near the end of the meeting during the public comment period.
- **Next Steps and Upcoming Outreach Opportunities:** Participants received a brief review and a preview of upcoming outreach opportunities.

Results from the Engagement Activities

The workshop opened with an open-end question and six polling questions intended to collect basic information about the participants. For polling questions, a number “n” is provided for the number of respondents for the question. Not all participants responded to each question. This number is the basis of percentages shown unless otherwise described.

Question 1 - Where do you live? N:40

- 37.5% - Unincorporated Marin County
- 50.0% - City within Marin County (includes Belvedere, Corte Madera, Fairfax, Larkspur, Novato, Ross, San Anselmo, San Rafael, Sausalito and Tiburon)
- 12.5% - I do not live in Marin County

Question 2 - For those who responded they live in unincorporated Marin County, please tell us what part of the county you live in. N:34

- 17.6% - West Marin
- 14.7% - Unincorporated San Rafael (Marinwood, Santa Venetia, Los Ranchitos, Lucas Valley)
- 2.9% - Unincorporated Novato (Black Point, Green Point, Atherton, Indian Valley)
- 17.6% - Unincorporated Southern Marin (Tam Junction, Marin City, Strawberry)
- 5.9% - Unincorporated Central Marin (Sleepy Hollow, Kentfield, Greenbrae, San Quentin Village)
- 41.2% - I do not live within unincorporated Marin County
- 0.0% - I don't know

Question 3 - Do you work in Marin County? N:48

- 31.3% - Yes

- 16.7% - No
- 52.1% - I do not work (retired, unemployed, other)

Question 4 - How long have you lived in Marin County? N:46

- 0.0% - Less than 1 year
- 6.5% - 1-5 years
- 2.2% - 5-10 years
- 82.6% - 10 + years
- 8.7% - I do not live in Marin County

Question 5 - What is your housing situation? N:50

- 60.0% - I own my home
- 32.0% - I rent my home
- 4.0% - I live with family/friends (I do not own nor rent)
- 4.0% - Do not currently have permanent housing

Question 6 - What is your age? N:47

- 0.0% - Under 18
- 10.6% - 18-29
- 19.1% - 30-49
- 36.2% - 50-64
- 34% - 65+

Question 7 - Provide one word you use to describe living in Marin County. *Participants were asked to test the chat by providing one word to describe living in Marin County. Open-end responses are in alphabetical order with number of mentions noted in parens.*

- | | | |
|---|-----------------|----------------|
| ○ Beautiful | ○ Expensive (6) | ○ Peaceful (3) |
| ○ Bendecida (Blessed) | ○ Family | ○ Privileged |
| ○ Blessed | ○ Grateful | ○ Racist (2) |
| ○ Cara (Expensive)/ Muy cara (Very Expensive) | ○ Inequity | ○ Relaxed |
| ○ Community (2) | ○ Lovely | ○ Stressful |
| ○ Daunting | ○ Majestic | ○ Traffic |
| ○ Desigualdades (Inequitable) | ○ Nature (4) | ○ Unique |
| ○ Entitled | ○ Neoliberal | ○ White |
| | ○ Nice | |
| | ○ Not diverse | |

Summary of Comments Received For The Housing Elements

Participants were encouraged to share their comments and ask questions using the chat feature. These responses are organized by topic and as a response to a specific question asked by the presenter or facilitator. This made for a very dynamic meeting and yielded valuable input for the project team. The following is a high-level summary of the key themes for the seven

break out groups that surfaced during the discussion. A full transcription of the breakout notes from each group is attached.

Issues & Concerns

- Housing being too expensive:
 - o Wages are too low / jobs don't pay enough.
 - o Rent goes up but wages don't
 - o Expensive for those living in designated affordable housing units.
 - o Many need multiple jobs to pay rent.
 - o Single parents, seniors, people with extraneous circumstances need more support.
 - o There are sometimes up to seven people living in one unit or multiple families in one unit.
 - o There is over crowdedness and units' conditions are not great - not well maintained.
- Many have also experienced discrimination
 - o How is the county preparing to meet the needs of Latinos?
 - o They are a growing population group, and we need to consider how we support undocumented / immigrant residents who have additional barriers to accessing housing.
 - o Racial and income equity.
 - Denied housing for resolved issues
 - Long process to apply then get denied
 - Stigma to terminology: Affordable housing
 - Nimbyism and lack of political will
- Capacity
 - o Housing and affordable housing is in short supply
 - o Access to evacuation routes and resources
 - o Infrastructure:
 - Access to water, public transportation, power and cell service
 - Limitations with septic systems, traffic, displacement,
 - o The quality of the housing conditions aren't good
 - o Hazard risk: earthquake, flooding, fires, sea level rise, etc.

Ideas & Solutions

- Build housing
 - o Identify sites that are strategic (walkable, smart siting for the different categories, senior, low-income, work-force, and at different income levels.)
 - o More guidance and support for a faster development/ design review process for all housing projects
 - o Allow more tiny homes, ADUs, mixed use, and more creative solutions
 - o Gives priority to essential workers.
 - o Establish funding channel
- Work more closely with BIPOC/Latino communities.

- Develop home ownership programs, rent to own programs, housing lottery, etc.
 - Home matching
- Work with developers so they are encouraged to build in Marin.
 - Work with BIPOC, non-profit, and community organizations.
 - Develop multi-family, affordable and sustainable housing options.
 - Increase the capacity for affordable housing within multifamily projects.
- More education and awareness so more people understand why we need to build more housing, there is a lot of push back on new affordable housing developments and programs like Homekey.

Summary of Comments Received for the Safety Elements

Participants were encouraged to share their comments and ask questions using the chat feature. These responses are organized by topic and as a response to a specific question asked by the presenter or facilitator. This made for a very dynamic meeting and yielded valuable input for the project team. The following is a high level summary of the key themes from the large group discussion. The notes from the digital white board are attached at the end of the document.

Issues & Concerns

- Earthquakes, sea level rise, drought, flooding, wildfires, power outages, and reliable cell service
- Update emergency materials and resources, marsh restoration
- Considerations for evacuation routes and procedures, access and safety to food during emergencies, alert systems, homeless population, accessible permitting and LEED.
- Area of concern is Canal Area

Ideas & Solutions

- Emergency Planning: emergency go bags, plan for the sick and at risk population, creative alert systems (sirens, text message, Comcast wire based), use hotels for shelters, and identify alternative evacuation routes.
- High tech and low tech solutions: fire resistant materials, building updates, solar power.
- Map where there is cell service
- Multilingual resources and meeting
- Integrating higher densities, tiny homes, more EV Charging, climate change adaption and changes for equity.

Next Steps

The City and MIG will share workshop results with the public and incorporate input into the development of the Marin County Housing Element. Participants were encouraged to share their responses to the survey on the website. The next workshop is scheduled for early spring.

Appendix

Breakout Room Notes

Breakout Room 1

Issues and Concerns	Strategies and solutions	Questions & Additional Comments
racial and income equity - how to offer ADUs to lower income households at below market rate. What are the incentives	County has ADU program to incentivize. HA has a landlord partnership program. Need to beef up incentive	N/A
Expense associated in providing ADU - took 2 years to build the ADU and cost of construction. Design review also an issue. Originally told it could be fasttracked but live in a design review neighborhood. Neighbor objections led to increased design review standards	Tiny homes; and more ADUs, allow to build over garage; provide rebates; form a community group to share experience	
In Marin City - HA to tear down public housing to build skyscraper housing. This strategic would eliminate Black persons living in Marin County. Black population dwindled to nothing	Lucas Valley - open space	
How do you determine where the housing is to be planned? who has the final say? Marin City - already living in a congested area	Rent to own option; county has a lottery to provide ownership opportunity	
Affordability - not sustainable even with a two-income family	housing on top of retail/multi purpose space as a solution	
Environmental factors that exist in the community - Marin City - high fire hazards, flooding, and infrastructure issues. Need to combat discriminatory practice to force more housing in Marin City	1) allow tiny houses 2) end design review and go by building codes 3) allow ADU built over garages 4) provide rebates (we were told we were going to get rebates but DID NOT) 5) County should tell property owners what they should do to be able to build an ADU - rather than just shoot down every plan 6) form and support a community group of	

	property owners interested in ADUs so we can share what worked and what didn't, we learned a lot and are willing to share our lessons 7) educate our communities about the trade-off for more dense housing development is the positive preservation of the Greenbelt	
--	---	--

Breakout Room 2

Issues and Concerns	Strategies and solutions	Questions & Additional Comments
Adu permitting process is arduous	County provide equity dollars to make rent more feasible in interim as County works to make more housing units available	how will we find a way to follow original County Plan?
Issue of addressing septic for ADUs in West Marin	go forward with changing minds about creating housing: social issue, justice issue, economic issue. Something we all need to step up to tackle.	SB 35 not written up for communities like Marin City, which has done its part for providing low income housing.
Rental property managers seek to procure high rents, often asking renters to demonstrate they make twice the rent amount in order to qualify for the rental unit	need to talk about these issues and come to a place of embracing development and transit	
City of Sausalito and neighboring communities appealing RHNA numbers. Very problematic saying "no" early in process	Need high density to pay for open space assets we value in Marin (x2)	
intersection of environmental justice, environmentalism, and social justice: development seen as negative by environmental leftists who then push against development	County plan could transparently highlight areas that could be developed--- highlight open spaces that could be turned into developments	
Concern over County's RHNA appeal letter citing agricultural lands as reason County couldn't meet housing goals. Sense that County is subsidizing ranchers	County could work out agreements with ranchers to set aside acres for housing on ranch properties.	

and placing value on ranches over people/ housing needs. (x2)		
	If County is really serious about creating more housing, County needs to identify acreages of possible sites and carry through a public process.	
	County should work hard to identify areas outside of Marin City to do their part, areas that SB 35 is directed toward who have not provided affordable housing	
	Need safeguards to ensure housing stock does not shift from affordable unit (by intent) to non-affordable (in practice)	
	Build multi-family units. Build higher. Embrace density.	
	Consider Petaluma Tomales Road for more housing, while recognizing that other development comes with housing and requires careful balance	

Breakout Room 3

Issues and Concerns	Strategies and solutions	Questions & Additional Comments
Bad Experiences: Search for housing, encountered discrimination and were unable to live in their own community. Had to report to fair housing. Need to do something to stop discrimination. 10 year waiting period. Completed affordable housing paperwork, a five hour process. Then denied for past accounts that had been resolved. Needs: education, cultural shift, and less red tape.	Cultural shift needed. Must change political climate. Elect people that make it a priority. Allow in lieu fees. Former 20% inclusionary percentage when large unit built 20% set aside for affordable units. Now 10%?	Why is it that liberals become very conservative around affordable housing. Property value fear.
Stigma: The term "affordable housing" conjures negative	If we are never going to get housing built on areas designated in CWP then let's do	

response. Terminology problem that should be changed.	something meaningful to ensure housing is built. More actionable programs.	
Political Will: Lack of political will to get affordable housing done.	Rezoning	
Racism: noted by realtor, resident, CLAM rep. Land use and zoning, NIMBYism, large parcel in Pt Reyes Station that's difficult to subdivide to allow additional units.		
COVID has made housing situation worse and also helped many realize just how much space they do or don't need.		
Without affordable housing you won't have workers in Marin.		
825 Drake was supposed to be for affordable housing: 74 housing units with only 20 parking spaces. Apartments need external entrances rather than entrance by interior hallways? From 74 units only 7 required affordable housing. Negative impacts to nearby residences.		
Red Tape: Developers don't want to work in Marin bc it takes too much time to get entitled. High housing costs.		

Breakout Room 4

Issues and Concerns	Strategies and solutions	Questions & Additional Comments
3600 units is not meaningful - need to parse out to geogaphic areas. few parcels in San Geronimo Valley; would need to and should revisit issues that have already been decided on in the past (streams, fish habitat, parking, errosion, septic systems,etc.); ADUs could work	home matching, so folks can rent out rooms - provides affordable housing	Any provisions for accommodating mobile homes, rv/s, etc. - folks living in vehicles?

Balinas - many issues - septic; septic handling ADU an issue	Accommodate mobile homes, rv's, those living in vehicles	
social security incomes does not cover housing costs - issue of affordability	for substantial housing, need to unpack code - composting, greywater systems, transportation systems, etc. - consider new set of priorities	
Displacement from sea level rise and wildfires - need areas for those displaced from environmental hazards;	Revisit ideas that have been decided in the past, e.g. streams, fish habitats, parking, etc.	
concerns about infrastructure capacity		
concerns about traffic and accommodation of traffic		
water and fire challenges		

Breakout Room 5

Issues and Concerns	Strategies and solutions	Questions & Additional Comments
Septic is big stumbling block and huge barrier in West Marin.	help people to own homes, subdividing property, allowing duplex development, look at zoning in West Marin because there is so much space	liked slide that showed income by profession
systemic and institutional racism. Great inequality of income in County and allows segregation. need to make work force housing and prepare for elderly population.	consider community land grants, establishing a local housing trust fund, there is a guideline for establishing funding	
Not a lot of programs that help people to afford homeownership over the long term	County review gallons per bedroom for septic design. Estimate is very high.	
County needs to focus on very low income people. Development seems aimed at moderate income people	tenants in common is a way to own property together without doing a lot split and getting more people in home ownership	
Reparations for Golden Gate Village.		
County should look at programs to get people into home ownership. decolonize homes - prevent investor owned.		

Breakout Room 6

Issues and Concerns	Strategies and solutions	Questions & Additional Comments
CWP encourages annexation of lands for intensification of use, especially lands that are next to the Town of San Ansemlo. Puts a large burden on smaller town staff.	Change policies to not allow up-zoning of properties right next to small towns.	
Changes culture of smaller towns. High density housing impacts on our psyche. Cultural impacts and overburdened infrastructure.		
High density of housing in Canal area created issues during COVID. Expensive rents. Most people had to work in the public during COVID and the disease spread. Affordable housing options need to be increased. High density needs to be planned correctly so that it prevents over-crowding.	Larger units so that people aren't so cramped.	
Finding sites that are walkable, flat area for development. Site locations need to be carefully selected. Getting appropriate builders to build the sites. Builder is able to come in under SB35 and build without local input.	Non-profits need to be involved in selecting sites. Smart siting for the different categories, senior, low-income, work-force, and at different income levels. Beyond the siting, what actually occurs and what we can provide for incentives to get the type of housing that we'd like to see.	
Retention of existing housing stock. New construction and the generation of new units to meet targets. Modification of existing stock. Having various housing options. Through remodels, houses are getting bigger and bigger. Larger multi-family units is very much needed.		

Breakout Room 7 – Spanish

Issues and Concerns / Sus inquietudes y problemas	Strategies and solutions / Sus ideas para estrategias y soluciones	Questions & Additional Comments / Preguntas
Primera vez en estas reuniones, vive en arae de Canal - Voces de Canal, experiencias, rentas son demaziado caras, no son unidades muy bien cuidaded, no muy bien acondicionadas para vivir, los incrementos de renta son muy algos	give priority that all County land is able to built more housing, and dedicate it to essential workers first	Questions on if there is funding available from the County to help developers actually build the units we need
vive en apartamentos, es accequible, ahora tiene un mejor trabajo de antes, antes su salario era de \$9/hora, y luego cambio trabajo de \$18/hora, pero en el 2010, ella perdio uno de esos trabajos, y ya no le alcanzaba para pagar (low-income housing) and she got 4 jobs and asked for help to orgs to get rent subsadies, she has kids and lived with mom, and she was able to get more jobs to maintain herself, now her job is better to cover her expenses. Even with affordable housing, the jobs in the county are too low (min wage - \$15 is still too low), it is not enouhg, specially if Im a single mother	haser consciencia - educate the community that affordable hosjing is needed, lives in Mill Valley and she is supporting a current development there, but a lot people are against it and fight back against development, also supporting HomeKey and there is a lot of push back, need a good education campaign that it is needed to build more housing and and why its needed	
Isabel - Canal community, need to have rent control, rents are too high and always increasing, but the job wages don't increase, sometimes there are multiple families living in one unit, up to 7 people in one unit! this is a problem that causes even more problems, we are all more essential workers, they should build more housing that can be dignified housing	if there are companies offering jobs in the county - they should coordinate and give funding to the County	
Arlin Venavides - manager de Planificacion de Equidad del Centro Multicultural - there is a	(In chat) Myrna, regarding the last question, it's important that the County engage more deeply	

need not only to plan housing that is affordable, we need to actually build them as well - noticed in the DATA: lots of Latinos moving to Marin County, but we don't see the opportunities for these populations to succeed in the County, recommendations to see how we can coordinate with other parts of the county to build more affordable housing, need to be well connected to transportation, to connect to jobs. people need multiple jobs to stay/maintain housing here	and authentically with BIPOC communities. As you see today, there were only 4 community representatives. That is not enough, unfortunately. The County also needs to connect BIPOC communities with developers, so communities have direct communication with developers, as they ultimately make decisions to build in the County.	
marta - also important to consider opportunities for immigrants, because they don't have papers, they are unable to find better housing, limits to opportunities, this is why they live in apartments and have to share housing with others, there is a lot of inequality for this group, the county should see how they can help people to apply without legal documents		
her sister was denied an apartment and she felt it was discrimination because she was latina, and if the latino population is growing in the county, how can we help them		
isabel - they pay rent but if they want to move to another place, the landlord will increase the rents, or the new apartment will be much more expensive, and the conditions of the apartments are not good.		



Marin Housing & Safety Element 9/22 Workshop

Safety and Natural Disaster Preparedness

Issues & Concerns

EARTHQUAKES	Updated materials and resources - Mapping	Evacuation route considerations in vulnerability	Drought Considerations	Alert systems : Tubs fire, Negative experience	Unhoused numbers too low. Not all are in Novato, San Rafael and the Bay Model in Sausalito
Building on shorelines	Sea level rise	County coordination: LEED	Power outages	When will we face that we may have to retreat from WUI and Shorelines	Is there a safe number of people for an area, in terms of evacuations and water
Countywide efforts - events don't stop at jurisdiction lines	Impacts of disasters on the unhoused community	Maintenance of statewide emergency response system, including county, and municipal response.	Go bags and Evacuation bag/ prep	Cell service - Working with Carriers	Low income residents have harder time getting food in disaster
Building updates : Fire Resistant materials	County should have a well-publicized directory of emergency shelters when disaster strikes.	access to resources in multiple languages	emergencies go bags for underrepresented groups	Contamination of our dwindling reservoir water supply if a fire	Renters access to emergency services and damages
Canal Area - Sea level rise	High tech / low tech solutions	Flooding	Marsh restoration	GHG Emissions	Difficult to get permitting
concerned about the high tech solutions provide that exclude low tech options... for ex, alerts on cell, when in Hawaii, they have stream.					
Low income people are always affected in terms if there was a disaster.					

Ideas & Solutions

Power needed during PG&E outages. How about neighborhood solar installations where a sunny home could provide solar generated electricity to its neighbors during an outage?	Access to solar power	Increase density for emergency gathering areas	Building updates/ Efficiency	There should be a plan in place for the sick and shut in when disaster hits	Increased use of small form EV vehicles to reduce pollution and traffic. Electric bikes and very small autos. Providing a lane for these vehicles on roads.
Emergency planning	Find where there is/ is not cell service - Map dead areas	People can lose their medication or forget it in a disaster. Have pop-up pharmacies available for people who desperately need their meds.	What can the county do in terms of, if water levels affect us in the Canal area?	Low tech solutions - digital service divide	Explore planning for more distributive energy sites so when PG&E goes down it is less disruptive
Create community trust to protect the belongings of low income residents	Sirens for emergencies	Hotels for Emergency shelters	Big homes could become put on beds to become more hotels. Homes like the Pilling House. Community members like Ed & Bob and Corbin. They could attach to some beds. Also possibility of online and/or print maps and US 101	Use those new maps of no-call areas to figure out if the county owns any emergency parcels of land which they need to be very large at all, to work with a carrier to install a new cell tower.	Restore our marshes
I am a bit concern on the low income people are always affected in terms if there was a disaster.	non-road evacuation routes	Food safety / Preservation in the event of an emergency	Use Comcast's wire based network to broadcast alerts	Pet friendly evacuation locations and shelters	Map non-road evacuation routes. Fire roads and trails.
A second exit for Marin City	Multilingual Resources / meetings	We wish the County leadership was less afraid of upsetting the voters' residents who no matter what will be upset with demand development.	Thanks for offering spanish	Another resource: Mill Valley has the "Steps, Ladders, and Poles" map for disaster relief, asking items that usually seen on online maps that can be used for evacuation. Other items may have better projects.	Address climate change and equity
Identify alternate evacuation routes when main corridors are blocked or unavailable.	Could hotels in safe area be used as shelters in a disaster funded by special funds.	Some issues related to large vehicles safety systems across individual roads. Road infrastructure, operations on the ground where direction is complicated to make personal needs are not there. County Consideration items.			

Questions

Updating maps? Yes, big components	What is the relationship with the HES? Safety considered when researching vulnerability in sites	And how about legalizing tiny homes as they have in Sonoma County?	What will Marin County do to ensure that residents are updated in real time when a disaster strikes?	Zone haven app/ emergency network - Public outreach
Does the Safety Element include earthquakes too?	What plans are in place to reach the unhoused during a disaster?	on the website through the Sheriff	is BCDC working with County on sea-level rise issues for coastal residents?	BCDC Collaboration - published a report recently
Would drought be a part of that? It says that we need to amend water provision and radically make water reuse and recycled water?	What happens to renters when their units are damaged?	Is the Marin community foundation involved in helping the county in those issues with grants?		

Marin County Housing and Safety Elements

Virtual Workshop #1

September 22, 2021

Whiteboard

Chat

The Chat comments attached have been modified to remove the names of participants.

- Unincorporated
- "We are offering live interpretation in Spanish during this meeting.
- If you wish to hear Spanish interpretation, please click the Interpretation button at the bottom right of your Zoom screen (you'll see a globe icon).
- If you are joining via the Zoom smartphone app, select your language by clicking "More" or the three dots in the bottom right corner of our screen. Select "Language Interpretation," then choose "Spanish" and click "Done." If you wish to hear only the interpreters and not the original speakers, be sure to click Mute Original Audio.
- EVERYONE must choose a language. Do not stay in the default off."
- "Estamos ofreciendo interpretación en vivo en español durante esta reunión.
- Si desea escuchar la interpretación en español, haga clic en el botón Interpretation (interpretación) en la parte inferior derecha de la pantalla Zoom (verá un icono de globo terráqueo).
- Si se está uniendo a través de la aplicación Zoom para smartphone, seleccione su
- idioma haciendo clic en ""More"" (más) o en los tres puntos en la esquina inferior derecha de la pantalla. Seleccione ""Language Interpretation"" (interpretación del idioma), luego elija "Spanish" y haga clic en ""Done"" (listo). Si desea escuchar solo a los intérpretes y no a los oradores originales, asegúrese de hacer clic en ""Mute Original Audio"" (silenciar audio original).
- TODOS deben elegir un idioma. No se quede en la posición de apagado predeterminada."
- beautiful
- Privileged
- Blessed
- Lovely
- Racist
- Expensive
- community
- Majestic.
- expensive
- White
- Peaceful
- Expensive
- nature
- Peaceful
- family
- Nature
- peaceful
- racist
- Expensive

- Nature
- expensive
- not diverse
- Community
- relaxed
- Muy cara
- Nature
- Unique
- Expensive
- Cara
- Neoliberal
- Lately, stressful
- entitled
- Nice
- traffic !
- Bendecida
- Grateful
- Daunting
- desigualdades
- ^^
- Inequity
- "Seleccione el icono del globo del mundo para elegir el idioma que desea escuchar para esta reunión.
- Nhan vao dau hieu qua dia cau de chon ngon ngu cho buoi hop."
- Beautiful
- beautiful
- can you share the slides after the meeting?
- Materials will be posted on the website
- can you share the URL?
- <https://www.marincounty.org/housingsafetylements>
- thank you
- is this data for county as whole or the unincorporated areas?
- charts say data is for unincorporated areas
- AIRBNB RENTERS OR regular renters??
- are houseboats and floating homes included in the mobile homes number?
- Renters include short-term AirBnb?
- Why are we only talking about unincorporated areas? Looks like I missed something
- Each city and town has their own Housing Element process
- The County's jurisdiction only includes unincorporated areas of Marin County
- @Jim Nunally & Hilary Perkins - the figures for renters do not include short-term rentals
- @Aline it would be great to know how much of long-term rentals have been lost to AirBnB
- Jim and Hilary- We will see if we can get this information for you, if so we will post it to our website: <https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>

- what is HCD?
- The State's Housing and Community Development Department
- @sybil Boutilier - yes, they are included in this figure
- Use this website: <http://gis.marinpublic.com/lookup/JurisdictionLookup/>
- if you don't know if you live in unincorporated or incorporated
- Please break down the target number of units into a smaller target area by area in Unincorporated Marin. I live in San Geronimo Valley. What is the target number of units for SGV? This is the starting point for any conversation. Targeting 25 units would be one conversation. Targeting 200 units would be a different conversation. Thanks.
- Hi Alan- we do not have target numbers yet in the process. At this time, we are doing our needs assessment and doing a search of all sites in the County.
- thank you! how is this different from Make Room Marin?
- How does SB 9 & 10 affect the Housing Element?
- Will Marin County consider rezoning/subdividing in west marin ?
- Is it correct, that the county only needs to "plan" and not build? Why is that so?
- <https://adumarin.org/>
- ADU (Accessory Dwelling Units)= Second units
- In SGV, I believe, most of the opportunity would be ADUs (backyard cottages) on existing properties that currently have one single family home. This conversation would bring in every development topic that has been discussed in the past years... water, fish habitat, parking, septic, etc. Is the intention to have this conversation in the context of the Housing Element?
- What happens if the county does not meet the RHNA goals?
- who should you contact if you want to explore doing ADUs? is there help for homeowners to do this?
- Give the fact that RHNA does not require that units be built, isn't it possible that the County could simply identify potential sites but never deliver on actually building affordable housing units? Is it true the Marin is challenging their RHNA numbers? If yes, why?
- For successful affordable housing development, the County needs to allow developers to build 70+ units on a site. The numbers don't work otherwise.
- The Marin Water District is putting restrictions on building new units. How will this affect the House Elements plans?
- Is agricultural acreage considered available or underutilized for housing? If so, why is the County appealing the target? If not, why not if the rancher is willing to develop or sell for development?
- @Jannick We just built one, affordable rent, teacher renter, contact us if you want what happened for us hilary@hilaryperkins.net
- A follow up question to that is what is we meet the goal of planning but there is no building/implementation?
- Is unincorpo
- County website with incentives for ADU development in unincorporated Marin: <https://www.marincounty.org/depts/cd/divisions/housing/accessory-dwelling-units>
- If you build an adu now, iwill it qualify for RHNA numbers for next housing element cycle?
- FYI our experience building a TINY ADU for a local teacher was a NIGHTMARE due to neighbors and the County Government obstacles

- What kind of financing assistance does the county have for affordable housing developers in terms of capital subsidy?
- Are there any incentives to individuals who would like to build an ADU for the ADUs to be offered to low or low income
- But why are the RHNA numbers being challenged?
- Black in Marin City have gone from more 90% after WWII due to restrictive zoning and denial of mortgage to @ 23% due to gentrification. Their children can not afford to live there. Why doesn't RHNA block SB 35, etc from over riding community interest. Example 825 Drake Ave
- I can help rent the ADU. Im director of Home Match Marin. Call me 707-837-6511
- @Maureen here is info on the Board's RHNA appeal
<https://www.marincounty.org/depts/cd/divisions/housing/housing-element/regional-housing-needs>
- Email with questions: affordablehousing@marincounty.org
- How does Marin justify allotting 20% of Measure A funds to paying ranchers to not allow development?
- Para Español - Si quiere participar en un grupo pequeño en Español, por favor levante la mano.
- "Seleccione el icono del globo del mundo para elegir el idioma que desea escuchar para esta reunión.
- Nhan vao dau hieu qua dia cau de chon ngon ngu cho buoi hop."
- Wishing that politicians would focus on Extremely and Very Low Income Households when permitting development.
- Income-----2017
- Categories-----Number-of-persons-in-Household
- %-of-median-income-----1-----2-----3-----4
- Extremely-Low-30%-----27,650---31,600---35,550---39,500
- Very-Low-Income-50%---46,100---52,650---59,250---65,800
- Low-Income-80%-----73,750---84,300---94,850---105,350
- Median-Income-----80,700---92,250--103,750--115,300
- Moderate-Income-120%--96,850--110,700--124,500--138,350
- Agree we need to focus on extremely low and very low mixed with low so we can house our essential personnel
- Are earthquakes included?
- Yes, earthquakes are included
- Lauea - Did I hear you right that your group suggested that city's and/or urban areas should take up more of the housing load? Meaning that less developed or rural communities do not need to accommodate more housing? That is a controversial position that should be discussed further - everyone should take on their fair share, it is not appropriate to delegate it to populous areas that are already accommodating substantial housing.
- I'd like to suggest a radical improvement to this Meeting Process with an example:-
- So I go to this huge "Plan Bay Area" meeting. Dozens of people want to speak which they do, but close to the very end of the meeting and they only get 2 minutes each.
- This is a classic example of what's wrong with the process. So let me recommend an improvement at this time when so many more people can now contribute.
- More than half of the public speakers ask questions or make comments that:-

- ---- already have been answered in the documentation,
- --- repeat previous questions/comments or
 - ☐ are off topic.
- And then, when I get up to ask my important and unique question I get no reply !
- Then its the turn of the Experts to make their comments, some of which should instead have been documented prior to the meeting and would have answered some of the questions that were asked by the public earlier.
- And none of them fully answer my question !!
- Also - those Expert's comments should not be suddenly revealing NEW informatio
- I was a member of Sausalito's Landslide Task Force after our 2/13/2019 landslide. We found we have terribly outdated mapping. How is the county helping update them?
- Hi Micky,
- Hi Micky, African American 24.8%
- White (only) 29%
- Asian 8.4%
- Multiracial 7.4%
- Hispanic 12.4%
- American Indian/Native Alaskan .441%
- Other Hispanic 15.1%
- Multiracial Hispanic .882%
- Multiracial (Non-Hispanic) 7.47%
- Black (Hispanic) N/A
- Other (Non-Hispanic) 1.32%
- NEW information either.
- Instead of one-way hype that can invariably be the content of any Meeting, there should be a Facebook-like Page which gives constant 2-way feedback 24/7 365.
- Not just the 2 minutes the public gets to speak at a meeting with zero feedback.
- But Councilors, Planners, Experts and Staff etc.. need to actively participate in this Facebook-like Page. Answering and RANKING ALL questions. With Links added to the relevant documentation.
- A " Facebook-like Page" should be MANDATORY as it records the knowledge exchanged.
- Enable the Facebook-like page and Agenda DAYS BEFORE any meeting.
- Any incorrect public opinions need to be speedily and factually corrected by an expert and LIKED/UNLIKED upward/downward in ranking (by the public) so only the highest voted comments and questions appear at the top. (else irrelevancies totally dilute the whole discussion and bury the important information) .
- Questions or comments do NOT NEED TO BE REPEATED as, instead, an existing comment can simply be v
- Marin City Demographic percentages
- Opps our landslide was 2/14. We were working with 50 year old topo maps.
- How specifically does the Housing element integrate the vulnerability assessment and Safety Element?
- will you be studying the adequacy of evacuation routes for wildfire? I think often of Paradise fire.
- can simply be voted up/down by others.

- And now we also have a complete record of what happened and not some précis of MINUTES that invariably miss half of what REALLY went on!
- By relying solely on the BOG STANDARD Community Meeting you are asking to be continually accused by the public of NOT LISTENING and IGNORING them . Think about how much easier it would be to reply to those comments with -- "But I did answer that - it's on this Facebook-like page, here. And then you put the link into ZOOM CHAT !"
- Requiring anything that is WRITTEN to be submitted 36 hours in advance by email is NOT a 2-way communication.
- And 2-way communication immediacy is what we now need !
- We need Politicians, Staff and Experts to make a commitment to finally put themselves out there and put themselves on the record by replying to the public on this Facebook-like Forum.
- Would drought be a part of this? IE ways that we need to amend water provision and radically make easier re-use and recycled water?
- My parents lost their home in the Tubbs Fire, and they evacuated only because neighbors helped neighbors. The alert system was non-existent. What will Marin County do to ensure that residents are updated in real time when a disaster strikes?
- is BDCD working with County on sea-level rise issues for coastal residents?
- *BCDC
- Will we be receiving a copy of the slides that have been presented tonight? I am so appreciative of County staff who participated in tonight's meeting. It was informative and you have now received valuable feedback, a number of us who are on the front lines of working to create more affordable homes. There are many areas where the County could adjust existing policies, update septic requirements that today significantly restrict our ability to create new housing units. And how about legalizing tiny homes as they have in Sonoma County? So many opportunities to create more affordable homes if only the County would make a serious commitment to change policies. Again, thanks for tonight's session.
- "Resources for more information:
<https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>
- Para obtener información adicional y recursos, consulte:
<https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>"
- BCDC just covers SF Bay, not ocean. They are working on it. Cal Coastal Commission handles Pacific coast.
- What plans are in place to reach the unhoused during a disaster?
- If the county is determined to still put a 20 unit short term and long term resident hotel at 150 Shoreline, Manzanita on a platform that raises the building 3' above the FEMA flood zone, it makes no raise the building if resident's cars and all other buildings are flooded in heavy rain-high tide events that are the same height as the the Manzanita Park and Rice
- Building on shorelines
- Sea Level Rise
- lead coordinated County efforts
- Power needed during PGE outages. How about neighborhood solar installations where a sunny home could provide solar generated electricity to its neighbors during an outage?
- countywide efforts - events don't stop at jurisdiction lines
- Please include impacts of disasters on the unhoused community

- Maintenance of statewide emergency response system, including county, and municipal response.
- When will we face that we may have to retreat from WUI and Shorelines
- Everyone ought to have grab & go bags ready for evacuation. Pre-planning is so important to not have regrets (lost documents, photos, etc.). The public needs more reminders.
- Cell phone service is still completely non-existent in large parts of the unincorporated county! My home in Tam Valley has never had reception, on any carrier. What can the county do to proactively enable cellphone service, by working with at least one phone carrier, so that we are not completely cut off in an emergency?
- Fire prevention starts with building upgrades (fire resistant materials, gutter guards, etc.), but no funding to assist homeowners. Instead, all the money seems to be going to tearing out trees and vegetation without regard to wildlife
- Unhoused numbers too low. Not all are in Novato, San Rafael and the Bay Model in Sausalito
- in general, is there a safe number of people for an area, in terms of evacuations and water etc... can we keep growing in general due to the various safety factors?
- Low-income residents have a harder time replacing lost food during a disaster. Can we include an acknowledgment that they should receive the resources needed to replace lost food?
- County should have a well-publicized directory of emergency shelters when disaster strikes. Will specific emergency shelters be included in Safety element?
- Una preocupación es que la comunidad Hispana no tiene la información necesaria para un caso de desastre, ni los recursos.
- En el área de canal no tienen un botiquín de primeros auxilios o de emergencia no están preparados para un desastre natural
- Contamination of our dwindling reservoir water supply if a fire
- What happens to renters when their units are damaged?
- There should be a plan in place for the sick and shut in when disaster hits
- Suggested solution: have the county figure out which parts of the unincorporated county has no cell service whatsoever (Tam Valley and Highway 1 / Shoreline is particularly bad, despite having huge numbers of tourist traffic). Can we map the dead areas, along with the topography?
- People can lose their medication or forget it in a disaster. Have pop-up pharmacies available for people who desperately need their meds.
- What can the county do in terms of, if water levels affect us in the Canal area?
- Crear un seguro comunitario para proteger las pertenencias de personas con bajos ingresos
- Increased use of small form EV vehicles to reduce pollution and traffic. Electric bikes and very small autos. Providing a lane for these vehicles on roads.
- I am concerned about the high tech solutions provides that exclude low tech elders ... for ex, alerts on cells, when in Hawaii, they have sirens.
- Explore planning for more distributive energy sites so when PG& E goes down it is less disruptive
- identify alternate evacuation routes when main corridors are blocked or underwater.
- Tiny homes could become put on floats to become future floating homes like the Floating Homes Community on Gate 5 and 6 Road and Commodore. /they could attach to shore lines later. Also flooding of utilities on low lying roads and US 101
- And then solution #2: use those new maps of no-cell-service to figure out if the county owns any nearby parcels of land, which do not have to be very large at all, to work with a carrier to install

a new cell tower. These do not have to be very large; 5G can be installed on existing power poles. But the county needs to reach out to carriers to make that happen.

- Restore our marshes
- didn't the BCDC say no more marinas could go into Richardson Bay?
- could hotels in safe area be used as shelters in a disaster funded by special funds.
- Increased use of small form EV vehicles to reduce pollution and traffic. Electric bikes and very small autos. Providing a lane for these vehicles on roads.
- Some issues relate to large systems (utility systems) versus individual needs. Work with existing organizations on the ground who are connected to communities to ensure personal needs are met (Marin County Cooperation Teams, for example).
- I am a bit concern on the low income people are always affected in terms if there was a disaster.
- Regarding marinas in Richardson Bay, it would be very difficult to get permits for a new marina. I'm not aware of any outright ban on marinas.
- Use Comcast's wire based network to broadcast alerts
- Map non-road evacuation routes. Fire roads and trails.
- Thank you for your presentation and allowing for participation. We are all in this together. ☺
- Debemos almacenar comida qy bióticos
- Suggestion: if/when you eventually make a list of shelters for future disasters, make sure to clearly include for each location whether or not pets can be included at that shelter. One of the main reasons people don't evacuate is that they don't know where to go with their pets; even hotels will often not allow them in.
- A second exit for Marin City
- Helping low income folks to acquire go-bags.
- is the Marin community foundation involved in helping the county on those issues with grants?
- Marin Bike Coalition has that map of trails
- The County has received several grants from Marin Community Foundation to address climate change and equity.
- Thank you to all yall, this was very helpful and interesting and well-done. We appreciate the hardworking County staff. We wish the County leadership was less afraid of upsetting the NIMBY residents who no matter what will be upset with denser development.
- thanks for offering spanish
- Where's the Facebook-like Tool ?
- Another resource: Mill Valley has the "Steps, Lanes, and Paths" map, for cleared small walking trails (not usually seen on online maps) that can be used for evacuation. Other towns may have similar projects. <https://www.cityofmillvalley.org/civicax/filebank/blobdload.aspx?blobid=27475>
- Resources for more information:
<https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>
- Para obtener información adicional y recursos, consulte:
<https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>
- Thank you so much!
- One last Stop allowing one house to be build ton 2 lots
- Gracias
- Thanks!



Marin County Housing & Safety Elements Community Workshop #1 Summary of Workshop Discussion

November 15, 2021

Introduction

In mid- 2021, the County of Marin began efforts to draft updates for the Housing and Safety Elements. State law requires the Housing Element be updated every 8 years. Through the Housing Element, the County must identify and plan for how the unincorporated County can accommodate at least 3569 units of housing, with a specific number of units for low and very low income, moderate income, and above moderate-income residents. State law also requires that the Safety Element be updated when the Housing Element is updated. The Safety Element is a plan that looks at geologic hazards, flooding, wildlands, and urban fires.

This was the second workshop held to engage the community in this project. The website, <https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>, contains more information about the project and its upcoming activities.

Workshop Purpose and Format

On Monday, November 15, 2021, the County of Marin and its consultants, MIG, hosted a public workshop to inform the community about the planning process for updating the Housing and Safety Elements and collect input on their issues, concerns and potential solutions. Following guidance from public health agencies regarding gatherings during the COVID-19 pandemic, the workshop was held virtually using online video conferencing. City staff conducted robust community outreach to publicize the event. This included social media posts on Facebook, NextDoor, and Twitter. In addition, the workshop was promoted through the County's email notifications from the website. Eighty –four (84) people registered for the event and thirty one (31) people participated.

MIG planner Joan Chaplick served as the moderator and facilitated the meeting. Leelee Thomas, Marin County Planning Manager, provided remarks to set the context and introduced the County's project team. The workshop was highly interactive and included live polls, language interpretation in two other languages (Spanish and Vietnamese), and a larger discussion documented in real-time using a digital whiteboard tool. Participants could submit comments and questions throughout the meeting using the "Chat" feature. The Project Team answered questions throughout the meeting.

Agenda Topics and Engagement Activities included:

- **Safety Element and the County's response to Climate Change:** Participants were first asked respond to six demographic questions. Participants received a brief overview of the safety element's purpose. They were informed about the Marin County's current and future role in responding to climate change. Participants were asked respond to two

questions regarding hazardous events in their neighborhood. The presenters responded to questions and participant feedback was noted on a digital whiteboard that was shared with the larger group.

- **Environmental Hazards:** Presenters described the eight types of hazards and how Marin County is impacted by the hazard. In a large group discussion, participants were invited to share their issues and concerns, strategies and solutions, and questions using the chat feature. The presenters responded to questions and participant feedback was noted on a digital whiteboard that was shared with the larger group.
- **Vulnerability Assessment:** Presenters described the process for assessing risks for certain populations, groups and areas. Presenters shared that they are developing responsive policies for the various hazards.
- **Atlas:** Presenters demonstrated a mapping tool for the housing and safety elements to access information about area properties.
- **Housing Element Update:** Participants received a brief update of the housing element's outreach activities, and the ideas have been shared. Participants were also asked to share a word in the chat that described Marin County. Participants were invited to share issues and concerns, strategies and solutions, and questions.
- **Public Comment:** Participants were provided an opportunity to verbally share any comments near the end of the meeting during the public comment period.
- **Next Steps and Upcoming Outreach Opportunities:** Participants received a brief review and a preview of upcoming outreach opportunities.

Results from the Engagement Activities

The workshop opened with six polling questions intended to collect basic information about the participants. For polling questions, a number “n” is provided for the number of respondents for the question. Not all participants responded to each question. This number is the basis of percentages shown unless otherwise described.

Question 1 - Where do you live? N:17

- 35.5% - Unincorporated Marin County
- 52.9% - City within Marin County (includes Belvedere, Corte Madera, Fairfax, Larkspur, Novato, Ross, San Anselmo, San Rafael, Sausalito and Tiburon)
- 5.9% - I do not live in Marin County
- 5.9% - I work in Marin but live outside of Marin County

Question 2 - For those who responded they live in unincorporated Marin County, please tell us what part of the county you live in. N:14

- 21.4% - West Marin
- 7.1% - Unincorporated San Rafael (Marinwood, Santa Venetia, Los Ranchitos, Lucas Valley)
- 0.0% - Unincorporated Novato (Black Point, Green Point, Atherton, Indian Valley)
- 14.3% - Unincorporated Southern Marin (Tam Junction, Marin City, Strawberry)

- 7.1% - Unincorporated Central Marin (Sleepy Hollow, Kentfield, Greenbrae, San Quentin Village)
- 50.0% - I do not live within unincorporated Marin County
- 0.0% - I don't know

Question 3 - Do you work in Marin County? N:18

- 38.9% - Yes
- 22.2% - No
- 38.9% - I do not work (retired, unemployed, other)

Question 4 - How long have you lived in Marin County? N:18

- 0.0% - Less than 1 year
- 0.0% - 1-5 years
- 0.0% - 5-10 years
- 94.4% - 10 + years
- 5.56% - I do not live in Marin County

Question 5 - What is your housing situation? N:18

- 55.6% - I own my home
- 27.8% - I rent my home
- 16.7% - I live with family/friends (I do not own nor rent)
- 0.0% - Do not currently have permanent housing

Question 6 - What is your age? N:20

- 0.0% - Under 18
- 10.0% - 18-29
- 10.0% - 30-49
- 25.0% - 50-64
- 55.0% - 65+

Question 7 - What's one word that comes to mind when you think about Climate Change and Marin County. Participants were asked to test the chat by providing one word to describe living in Marin County. Open-end responses are in alphabetical order with number of mentions noted in parens.

- | | | |
|---------------|------------------|------------------|
| ○ Air quality | ○ Fireplace wood | ○ Not enough has |
| ○ Consumption | ○ smoke | been done |
| ○ Drought | ○ Flooding (3) | ○ Smoke |
| ○ Emission | ○ Inaction | ○ Vulnerability |
| ○ Fire | ○ Multi-hazard | ○ Water |
| ○ Fire cycle | | ○ Wildfire (2) |

- Worry

Question 8 - In the past 5 years, which of the following hazards have you experienced at your home or neighborhood? N:20

- 25.0% - Flooding
- 0.0% - Landslide or subsidence
- 5.0% - Storm damage to your residence
- 20.0% - Damage or loss of trees due to high winds or storms
- 35.0% - Threat of wildfire
- 15.0% - None of the above
- 0.0% - Other

Question 9 - What has been your experience during extreme heat events in the last five years? N:21

- 66.67% - My home keeps me reasonably comfortable
- 28.57% - My home provides little relief for extreme heat
- 0.0% - I am forced to be outside (due to my job or lack of housing)
- 0.0% - The cooling centers provided by the County have offered some relief
- 0.0% - I'm able to temporarily re-locate during extreme heat
- 4.76% - None of the above

Summary of Comments Received for the Safety Elements

Participants were encouraged to share their comments and ask questions using the chat feature. These responses are organized by topic and as a response to a specific question asked by the presenter or facilitator. This made for a very dynamic meeting and yielded valuable input for the project team. The following is a high level summary of the key themes from the large group discussion. The notes from the digital white board are attached at the end of the document.

Hazard

Drought

- Drought is an endemic part of the historic climate of Marin.
- Use native plants that survive dry summers
- Point Reyes: The water table is low & sea water from the bay has increased the saline in the water to very unhealthy levels
- Point Reyes: Having to get water from a delivery program

Flooding

- Need more ways to capture water during rainfall and store in local cisterns
- Local ordinances could look at balancing the need to capture water with the need to provide for healthy streams.
- Hwy 1 (Shoreline Hwy)
- MMWD has a rain barrel and cistern rebate program
- Inundation of septic systems
- Marin City cut off dangerously by flooding

- Keep storm drain clear
- Study successful methods for building in flood planes
- May need to do more building on flood planes to reach RHNA numbers
- Providing floating housing to deter flooding

Extreme Heat

- Western Marin stays a little cooler and it is manageable without A/C
- Provide more assistance to get people off wood burning home heating
- Multi-unit projects design guidelines should include AC
- Could look at other means of controlling indoor temperatures
- Using insulation, air flow and building orientation
- New housing design needs to include HVAC systems that can address that.
- Use electric-based heat.

Sea Level Rise

- Take into account areas subject to sea level rise
- Avoid building in areas that are subject to increasing risk in coming decades
- Dispersion of toxic chemicals in soil
- How does wildfire risk/sea level rise factor into the identification of suitable sites, while keeping affirmatively furthering fair housing at the forefront of this work?
- The most exclusive communities are where there is the highest risk in our county

Severe Weather

- Mitigate wind impacts by under grounding utilities
- Consider providing air purifiers to clean indoor air to vulnerable populations

Wildfire

- Stop building in the WUI
- Wildland fire is not a risk, building fires are a risk
- Prescribed burns
- A program that prevent and mitigate the indirect impact of wildfires on residents, primarily regarding the air quality.
- Indirect impact of the bad air quality during wildfire seasons
- Affect at home businesses and the health & safety of children / teachers.

Landslides - None

Subsidence - None

Summary of Comments Received For The Housing Elements

Participants were encouraged to share their comments and ask questions using the chat feature. These responses are organized by topic and as a response to a specific question asked by the presenter or facilitator. This made for a very dynamic meeting and yielded valuable input for the project team. The following is a high-level summary of the comments and questions that were made.

Ideas

- Is there a map of suitable sites available for public review that the county has identified?
- Consider allowing backyard cottages to utilize electric or composting toilets and gray water systems that do not impact existing septic systems in West Marin.

- Consider utilizing new innovations in modular construction, solar panels, air flow, insulation and space utilization
- Make comfortable housing, reduces cost and impact on utilities.
- Possible homekey acquisitions, would those units count towards our RHNA goals?
- Re-visit building codes and other ordinances
- Has the county identified how many possible units of housing can be added as a result of SB 9 & 10?
- How will the county be meeting AFFH requirements?
- Consider expanding the effort to identify sources of funding to fund community land trusts and the use of innovative modular construction methods to reduce construction costs.
- Consider using some of the new infrastructure funds just signed into law
- Consider using some of the south facing slopes in Marin Open Space for substantial solar panel installations.

Issues & Concerns

- Existing conditions: risks, vulnerability before completion
- Answer various question on how to provide housing to various income levels with a equity lens
- How do plan to incentivize developers to build low truly affordable housing?
- Does unincorporated Marin County have any affordable housing overlay zones?
- Is land cost a factor for affordable housing development?
- What two projects are happening in Marin City?
- Marin City has only one road as the entrance & exit for residents is a major obstacle to the construction of additional housing units there.
- Will it also include Racially Concentrated Areas of Affluence, as defined by HCD?
- How will the county prepare people for the upcoming Climate changes?
- Reducing dependence on carbon-based energy versus some sacrifice of the beauty and natural values in the open space? A careful assessment could be made to see if there might be an appropriate use of solar-generated electricity.

Public Comment

There were three people who participated in public comment, below is a high level summary of their comments and question for the city's consideration.

- Multi-unit guideline - incorporate child care infrastructure
- To supply child care with mixed use/ creative uses
- What are examples of actions that the county takes, once potential sites are approved for affordable housing?
- Have funding available to match the dollars, County has a housing trust fund, funds are transferred for the board, variety of sources
- County staff there to support to support the work, specifically the HE
- Need the sites from the HE to have the development
- HE is for ALL income level , low income is the most difficult to plan

- Seem that there is a lot to juggle open space/ building codes/ ordinance/ legacies/ Disaster preparedness
- Wondering about how it is being prioritized?
- How to balance while also incorporating low income housing?
- Is Golden gate village family public housing included in the HE, Preservation?
- Focused on adding unit but evaluates any potential lose of affordable units : ex expire beat restricts
- Marin City evaluation for safety and housing?
- A lot of projects in the works

Next Steps

The City and MIG will share workshop results with the public and incorporate input into the development of the Marin County Safety and Housing Element. Participants were encouraged to share their responses to the survey on the website. The next workshop is scheduled for early spring.

Appendix

Wallgraphic

Chat



Marin Housing & Safety Element Workshop #2 - Safety November 15, 2021 - 6pm-8pm

What's one word that comes to mind when you think about Climate Change and Marin County

Drought	Vulnerability	Water	Infection	Floodquake
Wetly	Evolution	Consumption	Wildfire	Flooding
Multi-layers	Not enough has been done	Fireplace woodstove	Emergency	

Hazards

Drought

Though it is an endemic part of the climate in parts of Marin	Use native plants that survive dry summers	Find ways to make all of our food systems more resilient to drought by making them more self-sufficient
Try to figure out how to get water from a different region		

Flooding

Need more ways to get rid of water during storms and water in local districts	Find ways to make all of our food systems more resilient to flooding by making them more self-sufficient	Hwy 1 (Shoreline Hwy)
MWD has a flood and debris removal program	Foundation of septic systems	Marin City set on changing city by flooding
Keep it on the ground	Study is needed for building in flood areas	May need more ways to get rid of water during storms
Providing flood insurance		

Extreme Heat

Western Marin is a hot valley and it is a hot valley without A/C	Provide more ways to get rid of heat during hot weather	Multi-unit projects are going to be built and should include A/C
Cooling in a house means of controlling indoor temperatures	Using insulation, air flow and cooling ventilation	New housing needs to include HVAC systems that can address that
Use electric cooled heat		

Landslides

N/A

Sea Level Rise

Take into account what is going to rise level for	Have building codes that are subject to increasing risk in coastal locations	Dispenser of public information on sea level rise
Find ways to make all of our food systems more resilient to sea level rise by making them more self-sufficient	The need for building codes that are subject to increasing risk in coastal locations	

Severe Weather

Negative wind impacts by under producing utilities	Consider providing a public to be able to get information on severe weather	
--	---	--

Subsidence

N/A

Wildfire

Supervising in the wild	Wildland fire is not a risk, building fires are a risk	Prescribed burns
It is going to be a problem and it is going to be a problem and it is going to be a problem	Indirect impact of a wildfire during wildfire seasons	Affect of home businesses on the health & safety of children / teachers

10/1

Housing

Is there a way to get rid of water during storms and water in local districts	Find ways to make all of our food systems more resilient to drought by making them more self-sufficient	Find ways to make all of our food systems more resilient to flooding by making them more self-sufficient	Find ways to make all of our food systems more resilient to sea level rise by making them more self-sufficient	Find ways to make all of our food systems more resilient to severe weather by making them more self-sufficient	Find ways to make all of our food systems more resilient to subsidence by making them more self-sufficient
Find ways to make all of our food systems more resilient to drought by making them more self-sufficient	Find ways to make all of our food systems more resilient to flooding by making them more self-sufficient	Find ways to make all of our food systems more resilient to sea level rise by making them more self-sufficient	Find ways to make all of our food systems more resilient to severe weather by making them more self-sufficient	Find ways to make all of our food systems more resilient to subsidence by making them more self-sufficient	Find ways to make all of our food systems more resilient to wildfire by making them more self-sufficient

Additional Issues, Concerns, Questions?

Is there going to be a discussion about upcoming housing availability?	Smoke / Air Quality	To slow down greenhouse gases, reduce the number of cars (electric production)	Increase the use of solar and other low impact clean technologies to reduce traffic and exhaust fumes	Need to make a significant capital investment and a challenge to the state to get more money to the state	Consider using some of the money of the state to get more money to the state
Provide a fast bike/pedestrian route from Point Reyes Station to Sausalito	Open the old train tunnels: Woodacre to Fairfax and Garde Madara to Mill Valley	Gov't programs to help everyone convert to electric or hybrid vehicles	Will the housing element also be discussed tonight, or just the safety element?	Are there any other programs that are being discussed tonight, or just the safety element?	Are there any other programs that are being discussed tonight, or just the safety element?

Public Comments

Multi-unit projects are going to be built and should include A/C	To supply and care	Find ways to make all of our food systems more resilient to drought by making them more self-sufficient	Find ways to make all of our food systems more resilient to flooding by making them more self-sufficient	Find ways to make all of our food systems more resilient to sea level rise by making them more self-sufficient	Find ways to make all of our food systems more resilient to severe weather by making them more self-sufficient
Find ways to make all of our food systems more resilient to drought by making them more self-sufficient	Find ways to make all of our food systems more resilient to flooding by making them more self-sufficient	Find ways to make all of our food systems more resilient to sea level rise by making them more self-sufficient	Find ways to make all of our food systems more resilient to severe weather by making them more self-sufficient	Find ways to make all of our food systems more resilient to subsidence by making them more self-sufficient	Find ways to make all of our food systems more resilient to wildfire by making them more self-sufficient

Marin County Housing and Safety Elements

Virtual Workshop #2

November 15, 2021

Whiteboard

Chat

The Chat comments attached have been modified to remove the names of participants.

- Language Interpretation
- Interpretación de idiomas
- Ngon ngu phien dich
- Select the globe icon to choose the language you want to listen to for this meeting.
- Selezionare l'icona del globo del mondo per scegliere l'idioma che desidera ascoltare per questa riunione.
- Nhan vao dau hieu qua dia cau de chon ngon ngu cho buoi hop.
- Is there going to be discussion about upcoming housing availability?
- Live in Novato
- We are discussing a plan for housing in the future. If you have immediate housing needs, please email affordablehousing@marincounty.org
- Thank you
- What's one word that comes to mind when you think about Climate Change and Marin County
- Drought
- Vulnerability
- Water
- inaction
- flooding-fire
- Worry
- Emission
- consumption
- wildlife, flooding
- Multi-hazard
- not enough has been done
- Wildfire
- fireplace woodsmoke
- Flooding-firecycle
- <https://emergency.marincounty.org/pages/evacuation>
- Relatively speaking, western Marin stays a little cooler and it is manageable without A/C
- Need more ways to capture water during rainfall and store in local cisterns and the local ordinances could look at balancing the need to capture water with the need to provide for healthy streams.
- Thank you Alan. We will keep this chat and refer back to good recommendations like this one as we start thinking about updates to our Safety policies.
- Hwy 1 also floods
- Hwy 1 Shoreline Hwy also floods
- MMWD has a rain barrel and cistern rebate program:
<https://www.marinwater.org/sites/default/files/2020-09/Rain%20Barrel%20and%20Cistern%20Rebate%20Form.pdf>
- smoke
- air quality
- Marin City cut off dangerously by flooding
- Inundation of septic systems
- Can we access the whiteboard, or are comments just getting recorded through chat?
- Stop building in the WUI. Wildland fire is not a risk, building fires are a risk
- keep storm drain clear
- Provide more assistance to get people off wood burning home heating and migrated to electric-based heat.
- Drought is an endemic part of the historic climate of Marin. Use native plants that survive dry summers

- In Point Reyes because of the drought our water table is so low and sea water from the bay has increased the saline in the water to very unhealthy levels and we are having to get water from a delivery program,
- prescribed burns please
- study successful methods for building in flood planes..as we may need to do more of that to reach RHNA numbers
- To draw down greenhouse gases, reduce the number of cows (methane producers)
- As we consider more housing, take into account areas subject to sea level rise and avoid building in areas that are subject to increasing risk in coming decades.
- For more on GHG reduction and moving to electric see <https://www.marincounty.org/depts/cd/divisions/sustainability>
- Increase the use of e-bikes and other low impact electric vehicles to reduce traffic and exhaust fumes. Would require a significant capital investment and a challenge to the status-quo priority given to cars and trucks.
- Consider using some of the new infrastructure funds just signed into law to open the old train tunnels Woodacre to Fairfax and Corde Madera to Mill Valley. Provide a flat bike/pedestrian route from Point Reyes Station to Sausalito.
- Mitigate severe weather (wind) impacts by under grounding utilities
- SLR concern: dispersion of toxic chemicals in soil
- Government programs to help everyone convert to electric or hybrid vehicles.
- Will the housing element also be discussed tonight, or just the safety element?
- It is important to include in the housing element a program that prevent and mitigate the indirect impact of wildfires on residents, primarily regarding the air quality. For example, new housing design needs to include HVAC systems that can address that. Additionally, family child care providers, for example, have their businesses at their own homes. The indirect impact of the bad air quality during wildfire seasons affect their businesses and the healthy and safety of children and teachers. It is important that the program address this need.
- We will be discussing the housing element after our safety discussion
- Great, thanks!
- Additionally, heatwaves are becoming more common. Therefore, multi unit projects design guidelines should include air conditioning, for example.
- Some of the physically isolated populations are some of the wealthiest—beachfronts and mountains. They have the means to repair or move elsewhere.
- As an alternative to air conditioning, we could look at other means of controlling indoor temperatures using insulation, air flow and building orientation.
- With Marin City being in an high fire and now a flood zone. How will the county prepare people for the upcoming Climate changes?
- Consider providing air purifiers to clean indoor air to vulnerable populations. They do require electricity but far less that air conditioning.
- +1 Anne
- Is the zoning the same as the PSPS outage zoning?
- Think about providing floating housing that can also deter flooding...
- This looks like a great tool. I don't see it in the demo, but will it also include Racially Concentrated Areas of Affluence, as defined by HCD?
- Hi Taiwana. There are several projects being planned in Marin City in the coming months. Two are County sponsored and one is an Army Corp project. We have staff that are coordinating now to ensure we are not being redundant, but providing the information and outreach to involve Marin City residents. Additionally, our Department of Public Works is planning a second engineering project to improve draining near the bay shoreline.

- Awesome. I haven't seen many other jurisdictions get down to making this fine level of data available to the public. Keep up the good work!
- Consider using some of the south facing slopes in Marin Open Space for substantial solar panel installations. It's a tough choice to sacrifice some of the open space, but what is the greater good... reducing dependence on carbon-based energy versus some sacrifice of the beauty and natural values in the open space? A careful assessment could be made to see if there might be an appropriate use of solar-generated electricity.
- Is there a map of suitable sites available for public review that the county has identified?
- English: <https://www.surveymonkey.com/r/MarinCoHousingSurvey>
- Español: <https://www.surveymonkey.com/r/marincohousingencuesta>
- Tiếng Việt: <https://forms.gle/SzALWFaoxLMvFgge7>
- Consider-it: <https://marinsafetysiteelement.consider.it/>
- In Western Marin, consider allowing backyard cottages to utilize electric or composting toilets and gray water systems that do not impact existing septic systems. Consider utilizing new innovations in modular construction, solar panels, air flow, insulation and space utilization to make comfortable housing that reduces cost and impact on utilities. Would require a re-visit to building codes and other ordinances, but perhaps it is time to take another look at these constraints.
- Re: possible homekey acquisitions, would those units count towards our RHNA goals?
- Can we provide public comment through email? If so, what is the best email address to direct our comments?
- Housing: housingelement@marincounty.org
- Safety: safetysiteelement@marincounty.org
- Has the county identified how many possible units of housing can be added as a result of SB 9 & 10?
- www.marincounty.org/housingsafetysiteelements
- <https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>
- Awesome. Sorry for all the questions, but how will the county be meeting AFFH requirements?
- Turner Center Study: <https://turnercenter.berkeley.edu/wp-content/uploads/2021/07/SB-9-Brief-July-2021-Final.pdf>
- Thanks!
- I would like to speak if I can
- How do plan to incentivize developers to build low truly affordable housing
- Does unincorporated Marin County have any affordable housing overlay zones? That might make it easier for developers
- How does wildfire risk/sea level rise factor into the identification of suitable sites, all the while keeping affirmatively furthering fair housing at the forefront of this work? Recognizing that the most exclusive communities are where there is the highest risk in our county
- Consider expanding the effort to identify sources of funding to fund community land trusts and the use of innovative modular construction methods to reduce construction costs.
- What two projects are happening in Marin City?
- The fact that Marin City has only one road that serve as the entrance and exit for residents should be considered a major obstacle to the construction of additional housing units there.
- <https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>



Marin County Housing & Safety Elements Community Workshop #3 Summary of Workshop Discussion

January 20, 2022

Introduction

In mid- 2021, the County of Marin began efforts to draft updates for the Housing and Safety Elements. State law requires the Housing Element be updated every 8 years. Through the Housing Element, the County must identify and plan for how the unincorporated County can accommodate at least 3569 units of housing, with a specific number of units for low and very low income, moderate income, and above moderate-income residents. State law also requires that the Safety Element be updated when the Housing Element is updated. The Safety Element is a plan that looks at geologic hazards, flooding, wildlands, and urban fires.

This was the third workshop held to engage the community in this project. The website, <https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>, contains more information about the project and its upcoming activities.

Workshop Purpose and Format

On Thursday, January 20, 2022, the County of Marin and its consultants, MIG and VTA, hosted a public workshop to inform the community about the planning process for updating the Housing and Safety Elements, collect input on the site selection process and introduce a digital tool that will receive input on specific sites. Following guidance from public health agencies regarding gatherings during the COVID-19 pandemic, the workshop was held virtually using online video conferencing. City staff conducted robust community outreach to publicize the event. This included social media posts on Facebook, NextDoor, and Twitter. In addition, the workshop was promoted through the County's email notifications from the website. Two hundred and nine (209) people registered for the event and one hundred and ten (110) people participated. The meeting was also live streamed to YouTube.

MIG planner Joan Chaplick served as the moderator and facilitated the meeting. Leelee Thomas, Marin County Planning Manager, provided remarks to set the context and introduced the County's project team. The workshop was highly interactive and included live polls, language interpretation in one other language, Spanish, small group discussions documented in real-time using a google sheet, and a live demonstration of a digital tool that will receive input on specific housing sites. Participants could submit comments and questions throughout the meeting using the "Chat" feature. The Project Team answered questions throughout the meeting.

Agenda Topics and Engagement Activities included:

- **Housing Element Process Update:** Participants received a brief update of the housing element's purpose and requirements. Participants were also asked to share a word in the chat that described Marin County and respond to six demographic questions.

- **Candidate Housing Site Selection Process:** The Project Team walked through the guiding principles, strategies, and scenarios used in the preliminary site selection process. Following the presentations, participants were randomly assigned to ten small groups. Each group had a facilitator and note-taker, nine groups were facilitated in English and the last group was facilitated in Spanish. The Spanish group was influx due to deficient Spanish-speaking participants. Participants were invited to share their priorities in scenarios for housing site selection, any issues and ideas regarding site selection, and questions for future housing site selection.
- **Balancing Act-Public Engagement Tool:** Participants received a brief introduction and demonstration of a tool called Balancing Act that will receive input on specific sites. The tool would be posted on to the website and would help users create their own housing plan out of the list of potential housing sites for the Housing Element.
- **Next Steps and Upcoming Outreach Opportunities:** Participants received a brief review and a preview of upcoming outreach opportunities including office hours for Balancing Act.

Results from the Engagement Activities

The workshop opened with an open-end question and six polling questions intended to collect basic information about the participants. For polling questions, a number “n” is provided for the number of respondents for the question. Not all participants responded to each question. This number is the basis of percentages shown unless otherwise described.

Question 1 - Provide one word you use to describe living in Marin County. *Participants were asked to test the chat by providing one word to describe living in Marin County. Open-end responses are in alphabetical order with the number of mentions noted in parenthesis.*

- | | | |
|---------------------|------------------|-----------------|
| ○ Building | ○ Very full | ○ privileged |
| ○ Community killing | ○ Fluffy | ○ Racist |
| ○ Complicated | ○ Hot | ○ ridiculous |
| ○ Congested (2) | ○ Inaccessible | ○ Strawberry |
| ○ Crisis (2) | ○ Inadequate (2) | ○ Strawberry |
| ○ Critical | ○ Inequitable | ○ Terra Linda |
| ○ Difficult (2) | ○ limited | ○ Tight (2) |
| ○ Expensive (7) | ○ Old | ○ Unfair |
| ○ For seniors | ○ overpriced | ○ Unsustainable |

Question 2 - Where do you live? N:65

- 61.5% - Unincorporated Marin County
- 35.4% - City within Marin County (includes Belvedere, Corte Madera, Fairfax, Larkspur, Novato, Ross, San Anselmo, San Rafael, Sausalito, and Tiburon)
- 3.1% - I do not live in Marin County

Question 3 - For those who responded they live in unincorporated Marin County, please tell us what part of the county you live in. N:59

- 35.6% - Unincorporated Southern Marin (Tam Junction, Marin City, Strawberry)
- 23.7% - I do not live within unincorporated Marin County
- 15.3% - West Marin
- 13.6% - Unincorporated Novato (Black Point, Green Point, Atherton, Indian Valley)
- 10.2% - Unincorporated San Rafael (Marinwood, Santa Venetia, Los Ranchitos, Lucas Valley)
- 1.7% - Unincorporated Central Marin (Sleepy Hollow, Kentfield, Greenbrae, San Quentin Village)
- 0.0% - I don't know

Question 4 - Do you work in Marin County? N:72

- 54.2% - Yes
- 27.8% - I do not work (retired, unemployed, other)
- 18.1% - No

Question 5 - How long have you lived in Marin County? N:72

- 83.3% - 10 + years
- 2.8% - I do not live in Marin County
- 9.7% - 5-10 years
- 4.2% - 1-5 years
- 0.0% - Less than 1 year

Question 6 - What is your housing situation? N:73

- 82.2% - I own my home
- 11.0% - I rent my home
- 4.1% - I live with family/friends (I do not own nor rent)
- 2.7% - Do not currently have permanent housing

Question 7 - What is your age? N: 71

- 0.0% - Under 18
- 2.8% - 18-29
- 15.5% - 30-49
- 32.4% - 50-64
- 49.3% - 65+

Summary of Comments Received For The Housing Elements

Participants were encouraged to share their comments and ask questions using the chat feature. These responses are organized by favored scenarios, comments, and questions. This made for a very dynamic meeting and yielded valuable input for the project team. The following is a high-level summary of the key themes from the nine break-out groups that surfaced during the discussion. A full transcription of the breakout notes from each group is attached.

Scenarios

There were comments about having a balance of all the scenarios because all topics are important and should be implemented with respect to all stakeholders, residents and future residents.

1. Ensure Countywide Distribution

- Accessible transportation and transit
 - Encourage collocating housing with public transit stops and major corridors
 - Concerns with increased traffic due to increased population because of housing
 - Create walkable and bikeable communities
 - Does the unincorporated area include any SMART train stops?
 - Has anyone contacted Caltrans for an assessment of the maximum capacity of the roadway?
- Want more education around development and requirements
 - What is the budget for building in existing property?
 - How does SB 9 (Urban Lot split) fit into the housing planning?
 - Where do you apply for housing programs (ADUs, JADUs, etc.)? Responsibility for development falls on the homeowner.
 - Do developers decide the kind of housing that gets built (Low-income, moderate, workforce, etc.)?
 - Isn't the true measure of success is getting additional affordable housing built?
 - Are there any requirements for ADA or senior housing?
 - What are the characteristics and constraints of the potential sites?
 - Do current projects or those approved show up as numbers in Balancing Act?
 - What are the AMI income levels for each level of affordability as part of this process?
 - What is the relationship between approved housing in the Housing Element v. actual construction of housing?
 - What is the budget for building on an existing property?
 - Where do you apply for this program?
 - Is there a way to limit the development of above moderate housing prior to meeting certain construction metrics for affordable housing?
 - Who gets to decide what type of housing is developed? - i.e. moderate, workforce, etc.?

2. Address Racial Equity and Historic Patterns of Segregation

- Be creative and protect equitable opportunities
- Provide more affordable housing
 - Provide homeownership opportunities
 - Address concerns of corporate ownership of a unit
 - Consider non-profit and for-profit developers processes to ensure a diversity of housing types
 - Continue to fund/support different types of development
 - Provide various housing types

- Cost for development is high, fees, land costs, etc.
- Consider "gifting" land through easements to let adjoining owners to add ADUs
- Address segregation and make the county more equitable and diverse
 - Concern about existing restrictive covenants
 - Rezone areas that are historically segregated
- Create accessibly housing for mixed level of income, racial, cultural, and ages
 - Ensure housing is safe for both residents and the environment
 - Provide adequate resources
 - Distribute a diversity of housing and people throughout the county
- Other underserved groups
 - Provide accessible and affordable housing for the workforce, seniors, people with disabilities (ADA), and low-income families
 - Has there been consideration of children of current residents that feel pressure to leave because of costs? How can we alleviate the pressure?
 - Consider Social and human health

3. Encourage Infill and Redevelopment Opportunities

- Increase density and infill
 - Concern about the increase in the number of people
 - Consider San Geronimo, Inverness, Fire House on Frontage Road in Terra Linda, St. Vincent's, Silveira Ranch, Marinwood shopping centers, Golden Gate Village, and Sacred Heart Church in Olema as potential sites
 - Consider moving San Quentin prison and redeveloping
 - How do the unoccupied homes play into the process? (Vacation rentals & Airbnb, West Marin)
 - Consider rezoning (agricultural land), building code amendments, convert commercial buildings, and amending regulation for services (Waste, septic, stream, etc.) as a component of this process
 - Consider affordable housing in potential infill sites
 - Develop Tiny Homes, ADUs, JADUs, mixed-use, mobile home developments, boat communities, Habitat for Humanity development, etc.
 - Develop on undeveloped land, parking lots, public golf courses, and church property
 - Develop community land trusts
 - Has the county surveyed large landowners about the options under discussion?
- Infrastructure
 - Locate services with housing
 - Increase infrastructure (water, waste, power, sewage, parking, schools, hospitals, police, firefighters, etc.) demand due to increased population because of housing is a concern
 - How will the infrastructure be improved?
 - What efforts is the County making to update septic policies/regulations?
 - How will the improvements be paid for?

4. *Consider Environmental Hazards*

- Protect the environment
 - Mitigate flooding, sea-level rise, air pollution, and wildlife
 - Ensure environmental justice communities/ underserved communities are safe from hazards
 - Preserve and protect open spaces
 - Create more accurate fire hazard maps
- Concerned about evacuation route access
- Concerned about developing around Tam Junction, Marin Mill Street, Marinwood Plaza, Drake, and St Vincent / Silveira

5. *Process Concerns and Ideas*

- Feel the County will move forward with whatever decision without resident consent.
- Think that the law is counterproductive; requiring a certain number of units whilst making construction more difficult and expensive, then the county will be reprimanded for not reaching the housing unit goal.
- Consider resident retention and preserve the quality of life
- What are the next steps in the process?
- Will the tools and materials be in multiple languages?
- How will the public be involved moving forward?

Next Steps

The City and MIG will share workshop results with the public and incorporate input into the development of the Marin County Housing Element. Participants were encouraged to share their responses to the survey on the website. The next workshop is scheduled for early spring.



Marin County Housing & Safety Elements Community Workshop #4 Summary of Workshop Discussion

March 29, 2022

Introduction

In mid- 2021, the County of Marin began efforts to draft updates for the Housing and Safety Elements. State law requires the Housing Element to be updated every 8 years. Through the Housing Element, the County must identify and plan for how the unincorporated County can accommodate at least 3,569 units of housing, with a specific number of units for low and very low income, moderate-income, and above moderate-income residents. State law also requires that the Safety Element be updated when the Housing Element is updated. The Safety Element is a plan that looks at geologic hazards, flooding, wildlands, and urban fires.

This was the fourth workshop held to engage the community. The website, <https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>, contains more information about the project and its upcoming activities. This workshop focused on the Housing Element.

Workshop Purpose and Format

On Tuesday, March 29, 2022, the County of Marin and its consultants, MIG and VTA, hosted a public workshop to inform the community about the planning process for updating the Housing Element. The focus of the meeting was to share information about potential programs and policies for inclusion in the plan. The workshop was held virtually using online video conferencing. City staff conducted robust community outreach to publicize the event. This included social media posts on Facebook, NextDoor, and Twitter. In addition, the workshop was promoted through the County's email notifications from the website. One hundred and eighty-one (181) people registered for the event and one hundred and twelve (112) people participated.

MIG planner Joan Chaplick served as the moderator and facilitated the meeting. Leelee Thomas, Marin County Planning Manager, provided remarks to set the context and introduced the County's project team. The workshop was highly interactive and included Zoom polling, language interpretation in one other language, Spanish, Mentimeter polls, and real-time documentation on a digital whiteboard. Participants could submit comments and questions using the "Chat" feature throughout the meeting. The Project Team answered questions throughout the meeting.

Agenda Topics and Engagement Activities included:

- **Housing Element Process Update:** Participants received a brief update of the housing element's purpose and requirements. There was a presentation on the role and purpose of the Policies and Programs

- **Solicit Input on the Program Ideas and Priorities:** Participants received a presentation on potential policies and programs for the Housing Element. Throughout the presentation, participants were asked to share their ideas and comments in the chat and used the Mentimeter poll to rate potential policies or programs on a five-point scale, 1 being “No - Do not further develop” and 5 “Yes-Further develop this idea.”
- **Next Steps and Upcoming Outreach Opportunities:** Participants received a brief preview of upcoming events.

Results from the Engagement Activities

The workshop opened with an open-end question and five polling questions intended to collect basic information about the participants. For polling questions, a number “n” is provided for the number of respondents for the question. Not all participants responded to each question. This number is the basis of percentages shown unless otherwise described.

Question 1: Where do you live? N:60

- 0% - I do not live in Marin County
- 28% - City within Marin County (includes Belvedere, Corte Madera, Fairfax, Larkspur, Novato, Ross, San Anselmo, San Rafael, Sausalito, and Tiburon)
- 72% - Unincorporated Marin County

Question 2: For those who responded they live in unincorporated Marin County, please tell us what part of the county you live in. N:54

- 2% - Unincorporated Central Marin (Sleepy Hollow, Kentfield, Greenbrae, San Quentin Village)
- 2% - I don't know
- 4% - Unincorporated Novato (Black Point, Green Point, Atherton, Indian Valley)
- 9% - Unincorporated San Rafael (Marinwood, Santa Venetia, Los Ranchitos, Lucas Valley)
- 9% - Unincorporated Southern Marin (Tam Junction, Marin City, Strawberry)
- 13% - I do not live within unincorporated Marin County
- 61% - West Marin

Question 3: Do you work in Marin County? N: 67

- 9% - No
- 42% - I do not work (retired, unemployed, other)
- 49% - Yes

Question 4: How long have you lived in Marin County? N:69

- 0% - I do not live in Marin County
- 3% - Less than 1 year
- 4% - 5-10 years
- 6% - 1-5 years
- 87% - 10 + years

Question 5: What is your housing situation? N:72

- 0% - Do not currently have permanent housing
- 1% - I live with family/friends (I do not own nor rent)
- 18% - I rent my home
- 81% - I own my home

Question 6: What is your age? N:70

- 0% - Under 18 years old
- 3% - 18-29 years old
- 9% - 30-49 years old
- 34% - 50-64 years old
- 54% - 65+ years old

Summary of Comments Received for The Housing Elements

Participants were encouraged to share their comments and ask questions using the chat feature. These responses are organized by favored scenarios, comments, and questions. This made for a very dynamic meeting and yielded valuable input for the project team. A full transcription of the breakout notes from each group is attached in the appendix.

Questions:

- What methodology was used to allocate the 14,210 units within Marin?
- With the population declining why are the numbers believed to be accurate and meaningful?
- Will the link for the recording be emailed to everyone who registered for the live event?
- How do low-cost rentals get figured in and included in affordable housing?
- Can employees of local businesses have preferences?

Summary of Input on the Program Ideas and Priorities

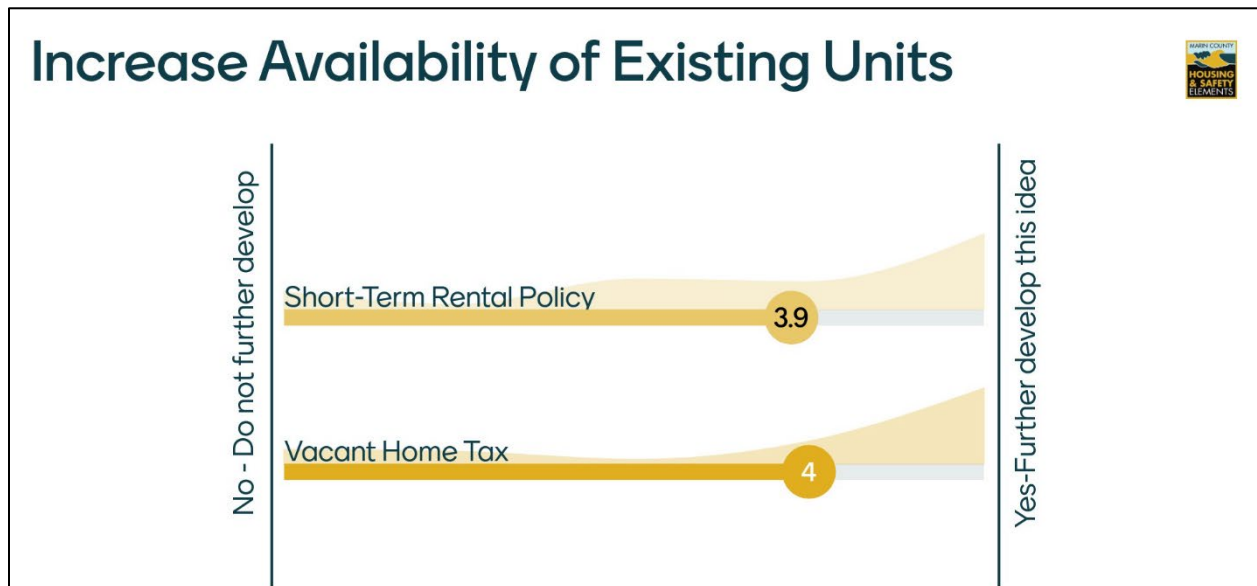
The workshop opened with a description of potential programs, an open chat period for comments and questions, and nineteen (19) scaling questions to rate whether the programs should or should not be further developed for the housing element. For Mentimeter polling questions, not all participants responded to each question; a number “n” is provided for the number of respondents for the question. The visuals represent the Weighted Average of the scaling questions. In the comments below, an asterisk (*) is used to indicate the number of times the comments were repeated.

A. Increase Availability of Existing Units

- Short term rentals
 - Units include VRBO, Air BnB, etc.
 - Many voiced the desire to eliminate and or limit the number of short-term rentals*****
 - A comment stated that “Corporations/ Conglobates have purchased vast amounts of short-term rentals housing in West Marin. The county needs to enforce residential zoning.”
 - Question: Is the county looking at regulating STR, identifying abandoned houses to be salvaged as well as new housing?

- Vacant Home tax
 - Many voiced the desire to have a tax on vacant homes*****
 - Case Study: Oakland has a vacancy tax for any empty homes. The city earned \$7M last year. SF is considering it.
 - How is the vacancy tax enforced?
 - How do you know that a property is vacant? Penalizing people who can't live there all the time seems tricky.
 - Can employees of local businesses have preferences?
- Other Ideas:
 - Look at underutilized industrial and commercial spaces to adapt into residential or mixed-use housing.
 - Use government super fund to clean Brownfields.
 - Consider each program independently.
 - Make tiny homes/ remodeling kits
 - Concerns about traffic congestion, limited infrastructure, and resources.
 - Build along the 101, near transportation, and existing development.
 - Accessory Dwelling Unit (ADU): sometimes called a granny flat, junior accessory dwelling unit (JADU), or second unit.
 - Make it easier to create ADUs and JADUs*
 - Amnesty for legalizing existing units
 - Waive all fees
 - Incentive to come forward, bringing units to code
 - Guide people through the amnesty process
 - Need affordable rentals
 - See if we can add 500 or even more units without building a single home.

N: 63

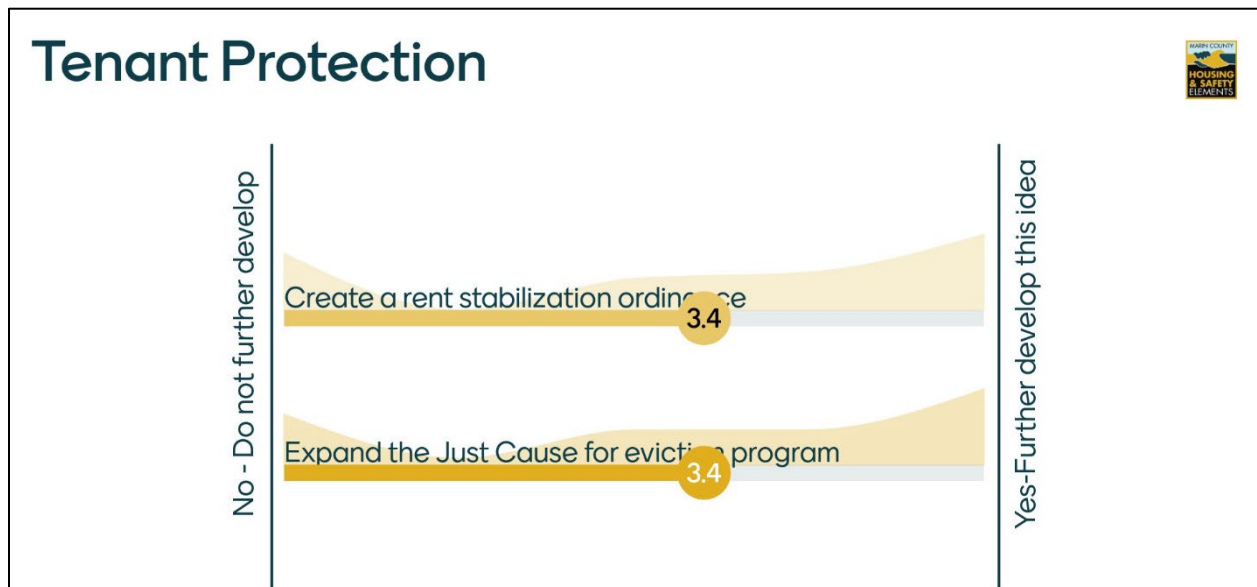


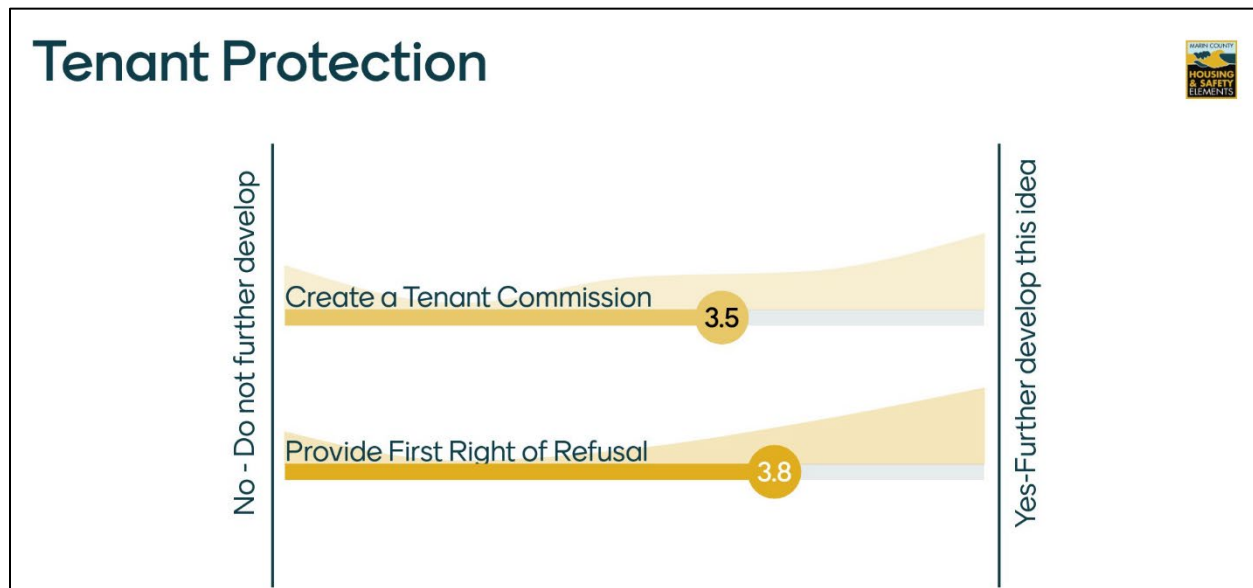
B. Tenant Protection

- Rent Stabilization Ordinance

- No - Rent control ***
- Yes - Rent control**
- “Owner and tenant have to be protected. Tenants weaponizing rent control to extort owners or owners who abuse their tenants.”
- Expand the Just Cause for Eviction Program
 - Support Expand the Just Cause Ordinance*
 - “Provide longer notice periods when tenants are displaced when units are demolished. Allow tenants to return to rebuilt units at the rent they were paying when displaced.”
 - What does expanding the “just cause ordinance” mean?
 - How is it currently inadequate?
- Create a Tenant Commission
 - Why not a tenant-landlord commission? Discourage polarization?
 - Yes - Tenant commission **
 - It should be both tenant and landlord rights commission.
 - “Require landlords to be educated on their responsibilities as landlords so tenants are not taken advantage of.”

N: 64



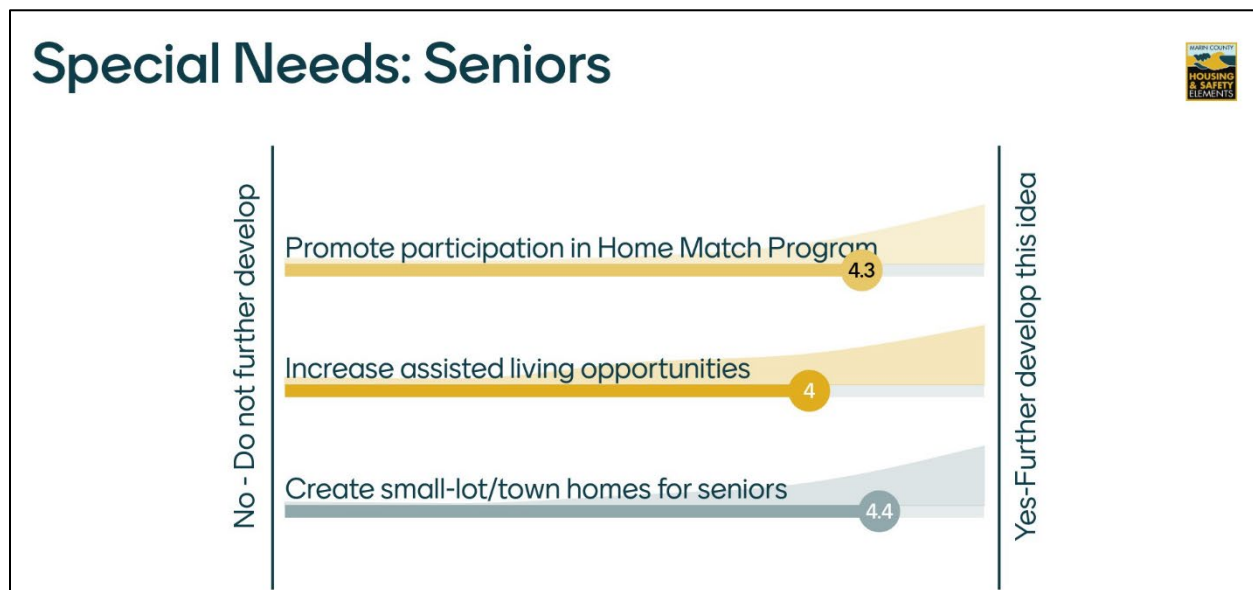


C. Special Needs Population – Seniors

- Promote participation in Home Match Program
 - Do the outreach through non-profits
 - Support the home match program
 - “I love the home match program. I know a young woman who lives in a home with a senior citizen. It was through Whistlestop.”
- Increase assisted living opportunities
 - Support Senior housing subsidies for low income **
 - Support Seniors aging in place by modifying their homes
 - Support Senior communities
 - “Point Reyes and Mill Valley Redwoods have Successfully created lovely senior communities.”
 - “Senior communities with activities for owners such as Robson in Texas or Arizona would be welcome.”
 - Provide more Intergenerational Housing (shared/co-housing/co-living opportunities for senior and younger single adults)***
 - “Some seniors don’t want to be around only other seniors, some like being in multigenerational communities.”
- Create small lot/townhomes for seniors
 - Yes - Smaller lots *
 - Could small lots (1,200sf) with small homes for 800sf homes be available for purchase - similar to AB 803 starter home reg?
 - Yes - Tiny homes **
 - Fund specific programs using state grant funding.
 - Support caregiver cottages/ housing **
 - Create more senior housing and tiny homes***
 - For purchase and or renting

- In West Marin
- ADUs on family members' property
 - Are there subsidies for ADUs?
- Difficult with septic systems in West Marin
- Build single-level housing and provide elevators for seniors.
- "Could regulations similar to SB 9 provide for lots splits so seniors can provide another family space for a home but not have to take on the debt from building a second unit."
- "Could a low-cost loan, streamlined permitting and pre-approved plans for ADUs be made available for seniors?"

N: 69

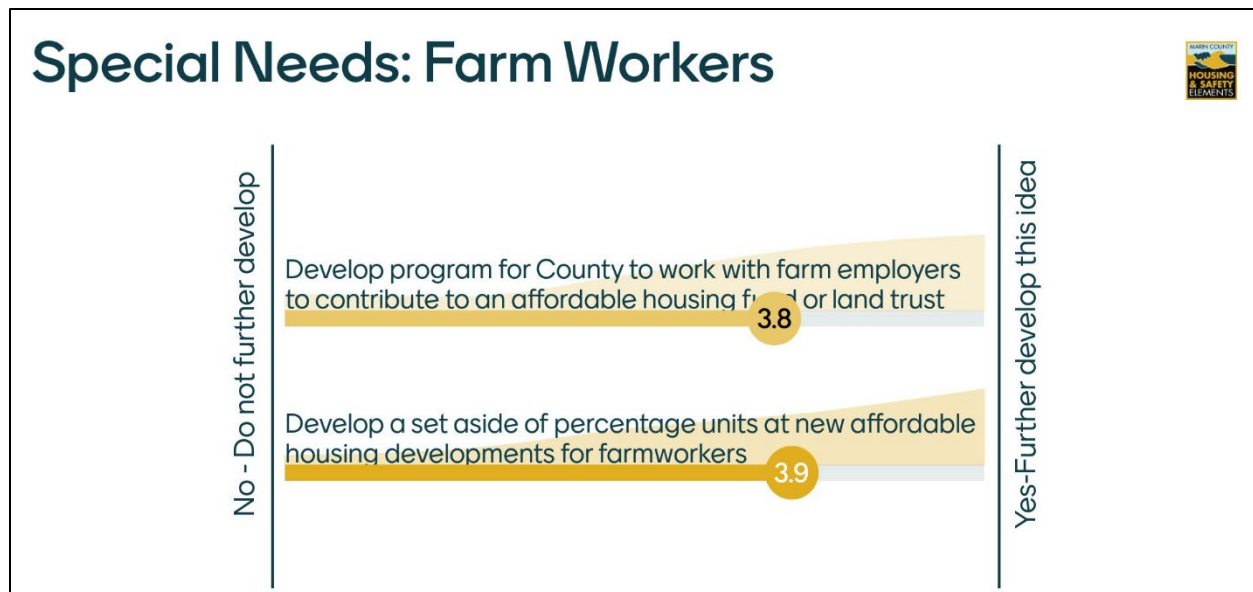


C. Special Needs Population - Farm Workers

- Develop a program for County to work with farm employers to contribute to an affordable housing fund or land trust***
 - Talk with the employer, farmworkers, and their families regarding needs **
 - Consider the duration of the stay and employment
 - Can we allow non-profits to manage the units so that there is decent and safe housing and provide AFFH?
 - How would you police that the farmworker housing is farmworkers?
 - "Dairy farms supply free housing for employees and their families. Need to help upgrade housing on farms"
 - Explore opportunities for renters to purchase with funding for land trusts, co-ops, to purchase and preference for "essential workers"
- Develop a set aside of percentage units at new affordable housing developments for farmworkers*
 - Are these seasonal workers?
 - Short-term rental?

- Other
 - Change 60-acre zoning
 - Commute Less
 - House caregivers and health support workers
 - Expedited review is important
 - Amend the Williamson act to create housing for non-farmworkers
 - “Farmworkers are the most essential workers”
 - Create a village out of groups of farmworker housing

N:62



C. Special Needs Population - People with Disabilities

- Assistance with accessibility improvements
 - Aging people may be temporarily disabled.
 - Old buildings are problematic.
 - What about housing for people with developmental disabilities?
 - Are there plans for independent and supported living options?
- Expedited review for reasonable accommodation
 - Is there a deadline to decide?
- Incentives for universal design
 - ADA is a necessary regulation but can be weaponized.
 - All new construction has to be built with ADA and accessibility regulations.
 - Single-story housing units are both rentals and for purchase.
 - Regulations would be difficult to legalize many ADUs.
- Visitability requirements for multi-family housing
 - could you further define multi-family?
 - How many occupants or units?
 - Multifamily is governed by ADA and Universal Design Guidelines.

- Unsure it's a good idea to push multi-family housing in rural areas

N:56



N:57



C. Special Needs Population - Persons Experiencing Homelessness

- Provide housing through Project Home Key
 - How does the county plan on preventing Project HomeKey from being turned down by the neighborhoods they're found in?
 - Use Lee Garner Park in Novato as a model for transition housing
- Support rapid re-housing options
 - Help alternative-housed individuals remain in their communities

- Make the permits temporary
- Need partnership support
- Provide Alternative housing types - tiny homes, etc.
 - Job trading and work placement program.
 - Offered permanent housing for people in hospitals
 - Can tiny homes be allowed in campgrounds or backyards?
 - Do not overpopulate and create health hazards in tent cities
 - Ask Homeless questions
 - Decriminalize “compostable toilets.”
 - Treatment and substance abuse services (Mental & Health) as an adjunct to housing are essential***
 - Considerations for resources (water, sustainability, and drainage)

N: 59



D. Other Program Ideas & Comments

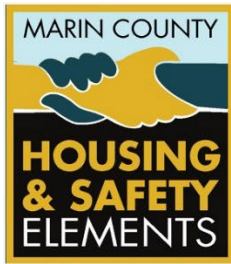
- Affordable housing
 - Incentives for ADU production for Low-income populations?
 - Low-cost lending pool to produce units for low-income homeowners
 - Shallow rent subsidies for low-income residents
 - “Can the county increase the percentage of required affordable housing for projects?”
- Environmental concerns
 - Allow for a prescriptive septic design for set geographic areas to save money
 - Allows for shared septic systems for permanently deed-restricted unit development
 - Change flows to be reflective of 65g per day per bedroom now that we have low flow fixtures.
 - “How will traffic concerns be addressed given the risk of fire?”
 - Concerns with additional air pollution from added housing

- Homeless
 - Join housing and social services
- Infill
 - “How about infill housing over shopping centers that are already in transportation hubs?”
 - “Facilitate communities building septic systems to allow for infill”
 - “Need small sewer or package plants for infill projects instead of septic”
 - Keep West Marin Rural – tourism and recreation
- Local Preference
 - Clarify why Marin is not submitting local preferences
- Small Lots/Tiny homes
 - “Can the county buy some lots and put tiny homes on these?”
 - Build a sense of community using community bathrooms, and kitchens could in Tiny Home and Tent communities.
 - Legalize Tiny Houses countywide
- Streamlining
 - “Can by-right or streamlined permitting and increased density for all affordable projects be considered?”
 - Offer project management and approved ADU building plans
 - Support self-help housing so families can build their own homes using set plans and streamlined permit process
 - Streamline development applications should be applied to all forms of residential housing.
 - “Is there a county of how many ADUs are in code enforcement at this time?”
 - Potential “transaction tax on home sales to provide County funds for additional affordable housing?”
 - “County should take a more active role in creating flexibility in building housing.”
 - Need a flexible/ affordable housing market.
- Vacant home and short-term rentals
 - Stop/limit 2nd and 3rd homes, single homes, apartments, etc. rentals.
 - Raises the cost and left vacant
 - Does the county have a count on the number of abandoned houses?
 - Levy a tax on rentals and funding goes to housing ideas
- Other
 - Programs to transition people into different housing types --> meet housing needs throughout steps in life
 - How are things allocated? Fire risks, evacuation concerns, infrastructure, congestion, etc.
 - “County's role in financing?”

Next Steps

County staff will make a presentation on the Housing Element Proposed Policies and Programs at a Joint Session of the Board of Supervisors and the Planning Commission on April 12. The draft Housing Element will be available for public review during Summer 2022.

Community Workshop #5



Marin Housing & Safety Element Workshop April 4, 2021 - 6pm-8pm

What's one word that comes to mind when you think about safety and Marin County.

Good	Unprepared	Fire exposure/ Risk ✓✓✓✓	Water	Climate Change/ Crisis ✓✓	Delusional
Clogged roads	Quiet	Evacuation ✓✓	Traffic	Drought ✓✓	

Safety Element

Explain the relationship b/w the Safety Element and the Housing Element

Do the safety issues need to be resolved before the housing element occurs?

Goals & Programs

Equity

Residents (Homeowners, etc.) were included in some focus groups

Wildfire

Unsettling air is made worse with wood burning stoves used for home heating.	Ban wood burning stoves	A robust program to help residents convert to heat pumps	No one should be "left in the cold"	No one should be breathing the wood smoke.
Time to expand and mandate updating heating systems	Do you include tourist traffic in evacuation route planning?	How will wildfire safety be applied to proposed housing in the Atherton Corridor?		

Disaster Preparedness, Response & Recovery

What infrastructure is possible given fire risk?	Traffic is already Congested	Evacuation routes are important	A plan to staff fire sections and oversee the stop lights is important	Stop lights & signs would quickly back up traffic for miles.
Out pouring of cars would require alternate routes				

Resiliency Planning

Limit building to affordable housing only in West Marin? All at risk of wildfire	How does EV infrastructure fit in disaster and resiliency planning?	Who gets the building contracts?	West Marin developers should agree to strict environmental considerations	Environmental concerns need to be a component of any plans for new housing
--	---	----------------------------------	---	--

Sea Level Rise

Have they heard about Measure G-MWRP, all that is happening to sea level rise	Do people know what the real risks are and what is actually being done?
---	---

Severe Weather, Extreme Heat & Drought

Are there any plans to remove vegetation that can fuel fires?	Are the plans for allowing sores and or home using toilets given drought and the climate or not? ✓	Live! - a West Marin community that copes with drought with Warming drought is a real concern	How can new housing be supported in the future? If not, it's a real concern
---	--	---	---

What's the best way to get you information about emergency conditions?

Text ✓✓✓	None	Voice mail on landlines, in case the cell towers are down	Email
----------	------	---	-------

Additional Issues, Concerns, Questions?

Community meeting notification in Novato?	When and how were citizens informed about the resources and decided how to sign up?	San Rafael and the city, and what is the proposed future role for the city in the future?	Better publicity & notifications of this process sent out.
---	---	---	--

Public Comments

What is the county going to do next? Homes are going at market rate but very expensive	Collaborate with incorporated cities and towns	Work closely with the MWRP, and with ecologically sound practices	What is the timeline?
If there's going to have more housing the more people who's a bigger risk.	Communicate with the cities since they are going through a similar process	Make sure that all the efforts being made for the provision and safety taken into account	About what the affordable housing is going to be planned
Are we going to be able to do this affordably and safely	And they have to adhere to county rules as well	How does environmental interests and ecological concerns fit?	

Sites Road Shows Links

<https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements/meetings>

Housing Element Sites - Community Updates (January 26, 2022 - February 17, 2022)

- English: [Presentation](#) | Español: [Presentación](#)
- Kentfield (Design Review Board meeting): 01/26/22 – [Meeting Minutes](#)
- Tamalpais Valley (Design Review Board meeting): 02/02/22 - Meeting Minutes not available
- Strawberry (Design Review Board meeting): 02/07/22 – [Meeting Minutes](#)
- Unincorporated Ross Valley: 02/09/22 | [Video\[External\]](#)
- Lucas Valley/Marinwood: 02/10/22 | [Video\[External\]](#)
- Santa Venetia/Los Ranchitos*: 02/15/22 | [Video\[External\]](#)
- Marin City* (Community Conversations meeting): 02/15/22 | [Video\[External\]](#)
- West Marin*: 02/16/22 | [Video\[External\]](#), [Follow-up questions and answers\[PDF\]](#), [Preguntas y respuestas de seguimiento\[PDF\]](#)
- Unincorporated Novato*: 02/17/ 22 | [Video\[External\]](#), [Follow-up questions and answers](#), [Preguntas y respuestas de seguimiento\[PDF\]](#)
- San Geronimo Valley: 03/09/22 | [Video\[External\]](#), Follow-up questions and answers

Sites Road Shows Chats

Between January 26 and March 9, the County engaged with communities throughout unincorporated Marin through a sites “roadshow” to discuss the draft list of recommended sites for the Housing Element and to gather input. The County hosted the majority of these meetings. For the Kentfield, Strawberry and Tamalpais Valley communities, meetings were hosted by their respective design review boards. In Marin City, a meeting was hosted by the County’s ongoing Marin City Community Conversations initiative. On March 31st, an additional meeting was held after incorporating previous community feedback collected.

Chat – Unincorporated Ross Valley

The Chat comments attached have been modified to remove the names of participants.

- Here is the website for all information on the Housing and Safety Elements
<https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>
- Here is the link to Balancing Act and site scenarios
<https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements/balancing-act>
- and Safety Elements Environmental Review page: <https://housingelementsmarin.org/marin-county-environmental-review>
- I came in late. Did you already discuss traffic and safety (e.g. evacuation) issues vis-a-vis the proposed housing locations?
- What is the best way to give feedback on specific sites. I’m particularly affected by the proposed location on the San Dominico site which is at the end of a single one way in one way out road. Also 90 housing units would increase by over 10% the number of housing units in the neighborhood.
- I agree with the last speaker.
- agreed Sleepy Hollow is too isolated from job centers and access to public transportation.
- Our infrastructure like sewer line capacity also needs upgrading to support added use.
- the best ways are to include a comment on the sites suggestion map or by sending us an email housingelement@marincounty.org
- the seven eleven/red boy pizza area in Fairfax would be good for housing if the shops could be retained. they serve people at the end of town. (there is a launderette too)
- how did the Number of 56 low and very low housing get assigned
- Site suggestion map: <https://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion>
- *get assigned to San Domenico site?
- Thank you for the suggestion. You're welcome to add that site directly on the map or by sending us the general address/area by email housingelement@marincounty.org
- does the county have an inclusionary zoning ordinance? how can we incentivize 100% affordable to meet our low income housing quotas?
- It's very isolated for this type of housing
- email: housingelement@marincounty.org
- thank you!

Chat – Lucas Valley/Marinwood

The Chat comments attached have been modified to remove the names of participants.

- The Balancing Act has only 1/4 the housing sites being suggested for Marinwood Lucas Valley. How can you achieve meaningful commentary with so many housing units missing in your tool?
- How many units in unincorporated Marin currently?
- we will address your question toward the end of the presentation.
- Balancing Act is one of many tools we have for comment. We also have a map where you can comment on any site or suggest a housing site, located here:
<https://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion>
- In view of the dramatic climate change including the ongoing draught, how can the state move forward with any new housing. If there is inadequate
- How will you provide extra water?
- Where will the new schools be built?
- The proposed housing units will nearly DOUBLE the size of our community with low income housing. Is this realistic?
- Why is 80% of all very low income housing units concentrated in Marinwood/Lucas Valley? In addition, several of these sites have been identified for homeless shelters?
- Won't these strain local services?
- Will Marinwood/Lucas Valley be annexed to San Rafael with the massive increase in population?
- Lack of water in the present day, the future doesn't look good. Massive new housing projects including density will not improve the quality of life for Marin citizens.
- Why does Marin County consider Silvera Ranch off limits to development and St Vincents okay for development?
- there are 29,786 units in unincorporated Marin County.
- Many individuals are using ADUs to bypass zoning and building codes and will not be 'rented out', but simply increase the footprint and size of their building.
- Silvera Ranch is restricted under the Williamson Act that restricts the use of those parcels to agricultural uses and open space.
- We are consulting with the water districts about capacity and this will be studied in more detail as part of the Environmental Review process.
- The property must be accessible to development. Government locked away the property and the Silveras were forced to comply. They need to fix this/
- The Housing Element sites process does not plan for homeless shelters.
- Why would you exclude just bc the ratio is high? That favors wealthier towns and exposes our area more based solely on this metric.
- That is unreasonable.
- The sites can be used for homeless shelters.
- So I don't think you are presenting the issue accurately
- Why are you lumping Very Low income and low income together? Is it so the information will be more palatable?
- Is it true that you will be creating a 30% buffer for housing?

- In terms of ADUs, we have to project future ADU units based on a survey we conducted recently and we will continue to promote policies and programs that give generous incentives to those who rent ADUs affordably.
- If there is not enough water now, where have you "identified" that water for additional 3,569 households will come from?
- Do you consider this number of people on the Zoom call "significant public participation"? We have 6000 people in our neighborhood.
- Will not more housing create more fuel for future fires?
- Please discuss Marinwood Plaza site
- Marinwood Plaza has a long standing toxic waste problem. Why is even included since housing cannot be built there until after clean up?
- We are consulting with the water districts and this will also be explored in the Environmental Review
- Thank you; is there a specific timeline for MMWD's analysis and report for water needs based on RHNA?
- How are the present residents of Marin responsible for any possible past racial inequities?
- Have you considered opening up the "School zones" to these RHNA sites, so that the students are not concentrated in only their local school district?
- All the housing sites are NOT included. Why does this spreadsheet show 500% more housing units. This does not include previously identified sites and bonus densit
- projected school enrollment will be considered as part of the environmental review process.
- Is the Northgate site part of the RHNA numbers?
- How many units are earmarked for lucas valley and marinwood?
- <http://www.savemarinwood.org/2022/02/marin-county-candidate-housing-sites.html>
- this website has sites broken down by geography: https://www.marincounty.org/-/media/files/departments/cd/planning/cwp/housing-and-safety-elements/sites/020422-sites-list/candidatehousingsites_geography_02042022.pdf?la=en
- Nothgate mall is in the City of San Rafael
- Are cumulative effects of county and city RHNA numbers/densities being addressed? eg Northgate mall and Northgate walk which will bring in many, many units to Terra Linda.
- Yes thank you!
- Why do you want to remove the ONLY Commercial Plaza in Marinwood? This is walkable to thousands of residents
- But if the housing is not built we get penalized
- Builders will get "by right" development
- There was a buyer for Marinwood Plaza that would have included affordable housing
- The Hoytts refused to sell
- Why don't you want a commercial plaza in the ONLY location available?
- We need more than a grocery store
- The balancing act shows 140 units for Juvenile hall while the county website shows 246 units!
- The balancing act is not a useful tool if the numbers are inaccurate
- But the county spreadsheet was published on 1/27/22 after the last meeting and after the Balancing Act was published
- Why is there no discussion regarding future fire dangers with more housing and future water sources

- Future fire dangers among other environmental hazards will be analyzed as part of the Environmental Review
- So sites that have existing water should be given higher priority
- wildfire hazards will be analyzed and reviewed in the environmental documentation, and in a parallel update to the Safety Element, which also addresses climate change, wildfire, and sea level rise.
- Balancing Act Office Hours: <https://us06web.zoom.us/j/87619445151>
- Also some of these folks are Community Planning profession

Chat – Lucas Valley/Marinwood

The Chat comments attached have been modified to remove the names of participants.

- I'd like to record please. Please turn on the Zoom feature for me. Bill
- We are recording the meeting. The recording will be available after the meeting on our website.
- The Litigation that can arise out of NOT meeting RHNA
https://marininfo.org/Housing/2014_housing_elements.htm#litigation
- MODERATE INCOME for a family of 3 in Marin \$124,500
https://marininfo.org/State/2020_housing_bills.htm
- Please use the chat for questions. The County will respond.
- Who is the Marin County, versus MIG, representative on the call?
- MIG is the consultant hired by the County. I am Jillian Zeiger, Senior Planner in the Housing and Federal Grants Division representing County staff.
- After the previous potential housing site identification cycle, how much actual housing was developed on the identified locations? Can we expect the same percentage during this cycle?
- website provides a comprehensive look at our performance from the last RHNA.
- <https://data.marincounty.org/stories/s/Housing-Production/k2pv-b86k>
- Where does this end? Every time more is built, we lose open space and now we are losing back yards and urban environmental diversity. At which point do we say we can't handle more? Due to water shortages, traffic gridlock (we have only 1 major north/south highway, so emergencies are inevitable), school impacts, etc.
- What were those 2 numbers again ?
- We cannot predict this cycle.
- what numbers?
- Housign avail vs After its whittled down
- How is countywide distribution ensured? Equal percentage from each community?
- Is percentage the assigned amount divided by the current housing stock?
- RHNA # is 3569 Jose can speak to the exact number we start with
- I will let Jose answer about the scenarios in our Q&A
- Are community development plans taken into consideration to determine the feasibility of a candidate site?
- what do you mean by community development plans?
- Please see: https://www.marincounty.org/-/media/files/departments/cd/planning/community-planning/santavenetia/sv_communityplan.pdf
- is a user restricted to "BALANCE" ONLY within her own zip ?
- no you can balance for the whole County
- Community Plans may need to be updated based on changes to state law
- How can we add sites to the balancing act website? Feel constrained to the sites already selected.
- For example, could we add the Marin County Civic Center parking lot, or the bocce ball park, or the dog park?
- if a site isn't in Balancing Act and you would like to comment, you can use the website Jose is on currently (the atlas) email us (housingelement@marincounty.org), and <https://housingelements.marincounty.org/unincorporated-marin-county/maps/sitesuggestion>

- is there a complete list of sites sorted to UNITS/SITE ?
- the Civic Center parking lot is outside of the unincorporated jurisdiction- its incorporated San Rafael
- Jillian, do you have a link to the changes in state law that may impact our community plan? Since the plan was vetted and approved by the County of Marin Development Agency, the plan has already been aligned with the state law of the time it was developed.
- The website says there's a deadline of 2/17 for comment. That's in only 2 days after this meeting where we're learning how to use the tool. Can this be extended, please?!
- yes: https://www.marincounty.org/-/media/files/departments/cd/planning/cwp/housing-and-safety-elements/sites/020422-sites-list/candidatehousingsites_02042022.pdf?la=en
- What about zoning? Is this being disregarded?
- yes, thank you for bringing that up. an extension is necessary
- In Los Ranchitos we have a neighborhood association meeting 2/26. Is it possible to delay deadline until then and to have someone from the county or MIG address the group on this at that time? It's a Zoom meeting
- Judy, zoning is being considered for all sites. Some sites, to meet the lower income sites, need to increase the zoning density to meet the RHNA.
- could you add below the TOTALS/ INCOME GROUP in that LIST --- the RHNA for each group ?
- very low- 1100 units, low- 634 units, moderate- 512, above mod- 1323
- ZONING no longer exists
- Is McGinnis Golf Course unincorporated or in City of San Rafael? Is that a site for consideration for housing?
- thanks so its 3,103/1,734 1,628/512 and 1,601/1,323
- We have double what we need for VERY LOW + LOW and triple for MODERATE
- Where do we find commercial properties available to be turned into very low income housing?
- https://www.marincounty.org/-/media/files/departments/cd/planning/cwp/housing-and-safety-elements/sites/020422-sites-list/candidatehousingsites_02042022.pdf?la=en
- I'm still not hearing the cumulative impact answer to city housing AND county housing in basically the same location.
- this is the universe of sites, we will have to narrow this down
- by almost 50%
- Lack of affordable housing is a huge issue that needs to be addressed. A certain amount of traffic increase is going to come along with that. Are there plans for improving public transportation to alleviate our traffic issues? Seems like it needs to be part of any plan.
- I didn't hear any of her comments answered but I have the same concerns
- housingelement@marincounty.org
 - o <https://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion>
- Where is our State Assemblyman, Marc Levine, stance on all of this?
- and our State Senator, Phil McGuire?
- Mike McGuire was a huge proponent of more and more housing, aligned with Scott Wiener
- do those assisted living units count toward RHNA? My understanding was that they only count if they have an separate entrance.
- Yes they only count if they have separate entrances and are defined as living units not residential care facilities

- Thank You. Excellent points.
- Thank you!!
- Well said!
- thank you!!
- Thank you!!!
- Thank you!
- I completely side with Bob Sos regarding his comments regarding the McPhail School site in Santa Venetia. Please see my comments on January 24, 2002 to the Marin County House and Safety Elements Environmental Review. There are many environmental challenges to development along Gallinas Creek.
- also agree with the comment on Mcphails
- Thank you Jillian Zeiger for the meeting and representing the county
- Protecting quality of life is a concern for all of us who are homeowners here. But it's also important to take into consideration the quality of life of folks who are struggling to find housing.

Chat – West Marin

The Chat comments attached have been modified to remove the names of participants.

- Good evening...let's be sure to talk about TINY HOUSES ON WHEELS! And the need to rezone to include them Thank you!
- I have noticed you have suggested two sites in Bolinas that are completely unsuitable for development, one due to wetland constraints and the other which is a public park, created with private funding. There are at least 3 other sites that were suggested that are suitable and do not seem to have been considered. Can you speak to why this is?
- Leelee's mic is doing something strange. Can she maybe move it in a bit closer?
- Is the probability of actual development incorporated into your guiding principles?
- How will you deal with the water issues of a rapidly changing climate and the impact on water tables of increased intensity of use over time. How do you propose to deal with drought years with regard to water use. Also, what of increased traffic on narrow two lane country roads that are the norm out here in unincorporated West Marin?
- Shouldn't infrastructure and sustainability be included in guiding principles?
- For instances
- Water??
- Yes, traffic is a big issue in West Marin and where is that addressed?
- Can you explain the colors?
- what happens when the actual OWNER of the property does not want to develop it ?
- Are the West Marin sites matched up with general expectations for employment in the area? Or, is the expectation that people will be commuting from West Marin at least to the 101 corridor?
- Where is the mandate to create new housing coming from and is it an actual mandate?
- How will community character be factored in?
- Also, Will there be any requirements that people who develop housing actually have to sell it to people who will actually live in it—such as CLAM requirements? Or how likely will it be that some or much of the housing will just end up going into the Air BnB maw or to "investors"?
- What about Stinson and Muir Beach?
- Concerning that this process is really focused on numbers...not focused on appropriate or realistic locations for development. What was the process the consultants used to create this potential site inventory? It does not appear that the county-wide plan, community plans, and County Climate Action Plan was reviewed.
- As a SGV resident what resolve do I have to push back on the potential of having 29 houses being put near the clubhouse to the golf course? There is no precedent for any housing done in the area this way. It would be an eyesore to all the residents in my opinion. All current housing is tucked away off of Sir Frances Drake.
- Will development be allowed within the 100 foot Streamside Conservation Area?
- How can the County support affordable homes with streamlining and reduced timelines?
- Do you have population increase estimates by community (and in percent)? Olema seems slated for a big % increase. Is the county ensuring this is consistent with existing community plans? Adding impervious surfaces and pollution to SGV seems at cross purposes to all the money and effort being spent on salmon restoration.

- I would like to point out that from what I can see the age distribution of the attendees to this meeting skew strongly to older stakeholders. This is a concern because housing affordability primarily negatively impacts younger residents of the county
- So, 25% is going into WM. So, since the bulk of people in Marin County, this means that you are increasing commuting. Any planning being undertaken to increase public transport options that make public transport a reliable and valid mode of getting around Marin from WM to over the hill and vice versa?
- Is there an established or approved minimum square footage per unit? Smaller could be more affordable and visually fitting in some locations. Are you currently giving full credit to properties with second or third units (on properties zoned single family) to meet the ABAG mandate? Starting there may lower the number you seek for unincorporated Marin.
- My understanding is that school, church and other sites with existing parking spots can sometimes accommodate housing built above the parking areas on support pillars so that there is more housing but not a corresponding loss of parking. Is that one of the options being considered?
- According to MIG (consultants) staff, they were unfamiliar with the county and the sites that they selected. They reviewed site potential based on online data from county zoning/tax rolls. This was stated in the prior Housing Element Zoom.
- How is development that is not included in this list considered. There are hundreds of lots in West Marin that could accommodate an ADU but this is not included in the plan.
- You will need to put ALL the proposed sites on the tool—if you are asking for community feedback—you need to offer a tool that allows comment on ALL sites—not just a selection...
- before the community members state we like or do not like a site, why not FIRST remove sites that are unrealistic?? for environmental hazards or wetland encroachment or basically, owner will not sell?
- website: <https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>
- Is there a consideration of ADUs that can be added to a site that has one house... knowing that this would require innovative approaches to water, waste and other utility hook-ups?
- It is important to note that in order to develop many of these parcels they would have to be rezoned and would require an agreement from the property owners. Rezoning existing zoned land is highly unusual. High density housing far from an urban corridor is also highly unusual. What is the process for developing property with opposed owners?
- Most of the undeveloped area has evacuation issues, will the roads be widened?
- See Marin IJ, 2/14 Local News. "Marin housing mandate opponents map resistance strategy" for background on the history of this state-generated mandate.
- Where are all of these people going to work? These areas are not close to public transport and very far from businesses
- I want to see the developers held to a high standard of energy code compliance. Can the municipal building code be amended to require grey water, solar and other energy efficient standards?
- Thanks Ken
- We appreciate you coming to the communities - who know the properties. How will you respond to the comments - both here and on Balancing Act?
- when marking on the map where we feel there might be workable sites, will we (and will you) be able to see if others have also marked the specific site. Will you take volume of input on specific sites into consideration?

- include TINY HOUSES ON WHEELS as an ecological, economical option for many and indicate how to REZONE to include them.
- How will this be affordable for people
- Will they be renters?
- Suppose a service worker here earns 50,000/ yr
- Affordable rent should be 25-30% of that.
- Is this the ballpark amount of rent that will be required?
- Is this a rent subsidized arrangement?
- Or will rent be according to market rate?
- Right now that is \$3000 month for a basic rental.
- not affordable housing
- There are some good atmospheric water collectors being developed. Perhaps the county could permit some of these as well as various forms of “composting “ toilets
- water strategy to use is storing the rainfall from rooftops, however some consideration is given to that water flowing into the streams rather than recycling it. What consideration is being given to catching and storing rainwater vs. letting that water flow into the creeks?
- that just creates a traffic nightmare
- is there a way to include privately owned units that are currently being rented affordably into this map? Have you considered creating incentives for private home owners to deed restrict units or properties for affordability, this could add a great deal of already lived in units to your numbers and help create an opportunity to cut back on the overwhelming amount of vacation rentals and 2nd homes
- How is the County going to ensure that the housing being proposed will be for the residential community and not purchased and converted into vacation rentals?
- The County should consider the feasibility of wastewater capacity for these sites before making recommendations for development of housing. Otherwise this is just a well meaning wish list.
- I understand the present mandate is to develop a housing PLAN - identifying possible sites. Please discuss the mechanism for actually building the housing. How would that happen?
- The county just adopted a new Core Commercial zoning throughout West Marin. how will this process affect that?
- please respond to evacuation. Most of the San Geronimo- Bolinas- Tomalis etc all would need to drive down sir francis drake in the event of an emergency
- Please say again when all these comments are due? End of February is not enough time
- I have the same concerns about Pt Reyes as those raised about Olema
- What about SB9 lot splits and outreach to homeowners amicable to developing properties / vacant land for moderate / low income housing? Rather than high concentrated developments doesn't it seem that this would be a better option to accommodate new housing options while doing our best to maintain the current landscape and community culture?
- Wastewater needs to be considered on all these sites.
- Until each site is evaluated for housing how can these projects be feasible
- Is the County making any effort to actually help FUND acquisition and/or development of these Housing Sites??
- will MIG continue to work on theses maps?

- Is the county considering our fire safety, water issues and traffic implications around these new housing bills? And from what I understand these are not truly low income home offerings, that they'll be market rate eventually. Can you speak to these two issues.
- SB9 allows anyone in any residential area in CA to take your 2400 Sq ft parcel and divide it into a 1200 sq ft parcel. Then you are able to build 2 duplexes on each 1200 sq ft site. With a previous bill you're also allowed an ADU unit as well. This means 6 units are allowed on one 2400 sq ft site is allowed. How is that ok? Are you challenging the state on this massive growth takeover?
- Is there a requirement to set aside residences for the "chronically homeless" or severely mentally ill as at Victory Village and Project Home Key?
- Has there been any discussion about water usage. We are in a drought which will likely increase with global warming. We will have less water available, how can we supply hundreds to thousands of new units with water
- We already have enough rental housing here!!
- Vacation rentals take up to a third of them.
- Put a moratorium on them
- Consider subsidizing property owners to offset rental to make them affordable rentals for workers.
- Really a third of rentals!!
- Are the recommendations going to be available for review prior to going to the Board?
- How can you guarantee that affordable units under these new state laws don't go to market rate? I see no assurances that these bills guarantee low income housing for long. Can you speak to this?
- Will a deed restriction be placed on all of the planned sites precluding their use at any future time as short term rentals (e.g, Air B&B)? Will existing short-term rentals be limited, or any limit placed on the future approval of any short term rentals.?
- How are historical buildings going to be treated? I noticed a number of historical buildings on the list (Green/Red Barn, Grandi Building, churches, etc)
- It seems like it would be hugely out of character to turn these into apartments
- There's an initiative starting by Our Neighborhood Voices (that's doing a signature drive) to introduce a constitutional amendment to fight the state on these new housing bills. So that local control can be put back into place. And so we can develop our own low income housing plans according to fire safety, traffic and water needs. Is Marin County considering joining in?
- How many housing units would be gained by prohibiting all short term rentals of currently existing homes?
- **CHANGE ZONING SO TINY HOMES ARE LEGAL!!**
- Who will be developing these properties- how are the developers be selected? Is that a public process? And will the projects go through a design review process where the community can comment on the design, etc.?
- If you address any of these chat questions after the meeting, how will we all be notified of the responses?
- ^^ in answer to your question, design review will be mostly ministerial — your neighbor doesn't need to go through most town codes to build,
- There are two Community Land Trusts in West Marin and there has been some discussion of a county-wide CLT. How could a County CLT contribute to the development of affordable housing in other communities ?

- What is the deadline for the 3695 units being BUILT?
- Can you please send a link to everyone that attended the meeting?
- 3569 units
- we should not rush this esp with environmental issues. nature bats last.
- Will there be any in-person public meetings?
- All great questions people! Keep engaging on this please.
- Recital issues with these new housing laws: "...policymakers should help people succeed as homeowners. Banning single-family zoning does nothing to achieve those goals. In fact, it's quite the opposite.
- ...Perhaps even most alarming, the aggressive push by politicians and the real estate industry to turn individuals, especially people of color, into permanent renters will create a massive transfer of wealth — and with that political power — that benefits those who will own the apartments: corporate landlords and other major real estate companies."
- <https://www.laprogressive.com/take-away-homeownership/amp/>
- Pt reyes people interested in this
- Please come to next point reyes station village association meeting!
- Pointreyesstation.org
- A repeat due to spelling: Racial issues with these new housing laws: "...policymakers should help people succeed as homeowners. Banning single-family zoning does nothing to achieve those goals. In fact, it's quite the opposite.
- ...Perhaps even most alarming, the aggressive push by politicians and the real estate industry to turn individuals, especially people of color, into permanent renters will create a massive transfer of wealth — and with that political power — that benefits those who will own the apartments: corporate landlords and other major real estate companies."
- <https://www.laprogressive.com/take-away-homeownership/amp/>
- Can you please send the link for the balancing act?
- Yes, here is the Balancing Act link:
<https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements/balancing-act>
- what about all these sites requiring septic systems?
- Based on the potential for future ministerial development, the selection of sites needs to be completed carefully and with as much community input and feedback as possible.
- The fear of Senate Bill 35 should be challenged. Lawyers should be hired to see if local rights (such as fire safety, water and traffic issues so important to our county given our location next to open space) can be reinstated. Thank you.
- email : housingelement@marincounty.org
- Thank you.
- website:
- <https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>
- Board of Supervisors planned for March 1 and March 15
- Much appreciation to LeeLee Thomas and Aline Tanielian for your expertise and excellent efforts with tonight's presentation. Gratitude to tonight's Spanish interpreter Miguel. Let us also maintain a steady focus on the opportunity of diversity, equity and inclusion as a strategic priority to guide the County's Housing Element Update.
- Great forum
- Power/ show r up West Marin. Tell a neighbor.

Chat – Unincorporated Novato

The Chat comments attached have been modified to remove the names of participants.

- So great to see so many people!
- Are these sites that you've identified in Novato for sale by the owner?
- It is hard to believe that there are only 3 sites identified for possible new homes.
- If you have questions, you're welcome to enter them in the chat. We will read them out during Q&A after this part of the presentation.
- agreeing with other person here. only 3-4 sites?
- With highway 37 heavily trafficked and subject to flooding causing Atherton Ave to be impassable, how can Atherton/Olive pass muster
- How do the new homes planned for the Fireman's Fund location factor into this plan?
- Can you please provide the best email / contact information for property owners in the area to provide feed back on these proposals.
- Julie, the best email is housingelement@marincounty.org
- Main Housing and Safety Elements page:
<https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>
- Balancing Act page: <https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements/balancing-act>
- Questions: 1) Are any of the sites in the Atherton Corridor owned by the County; or are they owned by private parties, so eminent domain will need to be exercised for acquisition? 2) Are any of the housing developments currently being built go toward the 3,569 housing units needed? 3) 3569 new "homes" - what does that mean in terms of how many bedrooms and bathrooms per home? 4) Are trailer park and mobile home sites included in any of the prospective sites?
- looks like a great tool. Thanks!
- Who will own the new houses? Will they be owned by the occupants or will the low income occupants be tenants?
- If an area receives a large amount of negative feedback in the balancing act tool, will that area be taken off the re-zone list?
- regarding balancing act, what if you just want to comment on Novato- how do you reduce the number of units to balance?
- Is the City of Novato on the same schedule for adoption?
- What is the next major step in this process to confirm/deny planned building locations?
- How do you ensure that children who live in the new housing have access to neighborhood schools. Is that part of your consideration?
- Will this plan result in a change of zoning rules? How would "up zoning" of larger lots work? Could someone build 20 units between 2 SFR homes.
- Since someone will sue about something, can they do that once the plan is passed?
- The parcel near the Buck Center is in incorporated Novato. Why is that on the county list?
- candidate sites by neighborhood: https://www.marincounty.org/-/media/files/departments/cd/planning/cwp/housing-and-safety-elements/sites/020422-sites-list/candidatehousingsites_geography_02042022.pdf?la=en
- Good presentation - thank you. For the Atherton Corridor: what are the key factors that led to 400 units under the Countywide Distribution scenario? Why are all potential sites in the

Atherton Corridor very low- or low-income sites? For this location, what has led to the determination that there is "realistic potential for development"?

- Fire escape routes for Greenpoint exit onto Atherton Olive . Also wetlands in the area are a good barrier against fire spread. Audubon killed the set up of solar panels in the wetlands. How are you going to get approval for houses in that area?
- Follow-up to Fireman's fund Q: If City of Nov will build 1100 new homes there, and 512 are slotted potentially for Atherton Corridor, does a density issue come into play?
- How can you not consider the lack of availability of water and other critical infrastructure and resources to serve the new population in the guiding principles.
- if a property is rezoned high density, can an owner develop as high end high density?
- Will the county automatically up zone properties like Bowman Canyon Ranch to allow for 300 homes - current zoning does not allow that many - will process be easy?
- If the property owner sells, can the County do something to make sure they are the buyer at fair market price?
- We could s
- Since highway 37 is failing and flooding and closure creates a logjam on the Atherton and Olive corridors, how can any development be proposed until the state fixes that route?,
- why are mobile home parks not being considered?
- have private property owners been identified as potential sellers on the proposed?
- Great presentation. Grateful that we're finally moving forward with next steps. Given reduced state funding in schools because of lower enrollment, our poor record and reputation for inequality in the county, the environmental effects of a workforce that's forced to live hours away, this is all welcome news. Would love to see more mixed income and high density housing closer to downtown areas. Can you talk more about redevelopment of those lots to higher density?
- Talked with personnel at Greenpoint Nursery today. They were completely unaware of this program.
- Have you directly contacted homeowners whose property has been identified on the draft site list as an up-zoning candidate, and if not, why?
- When will we know which sites have been selected?
- Will an email with comprehensive comments to housingelement@marincounty.com be considered as an "official" comment that will be considered along with the more discrete comments that the balancing act tool enables? Will there be a summary of comments provided to the Planning Commission, Board of Supervisors, and made available to the public?
- Project Website: <https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>
- on Equestrian court there are single family homes on your list that could now be 20+ homes.
- I live on Equestrian and do not want to see our neighborhood change.
- Don't forget impact on fire escape routes.
- I live on Equestrian as well and don't want to see changes either.
- Are you taking climate change and future flood plain into consideration? Atherton may not be a good candidate.
- Is there incentive or financial support mechanisms for property owners to develop affordable housing? Does this apply to smaller developments (e.g. <10 units)?
- Have traffic studies been done to determine that a given site can support that level of new traffic? For example that

- How many housing units are planned for the Atherton corridor? Given that the speed limit on Atherton is quite high how will it be safe for huge amounts of new car trips per day?
- There is no mass transit available in the Atherton area. Lower income people tend to depend more on mass transit than using cars. Was this considered?
- Current zoning along Atherton has been upwards of an acre per home. Is there some consideration about the magnitude of up zoning needed in order to build as many as 50 units in this type of large acre lot sizes?
- Have recently tried to travel to Petaluma during peak time? We need to take care of the infrastructure before we build additional homes.
- why are new privately mobile home parks not being considered to provide housing?
- Re: answer to question whether you notify homeowners on draft site list. Did you basically say there was no intention to “warn” them they are under consideration and might have some input - but only after their been selected?
- I would like to hear the answer to the question about mobile home parks.
- You were also going to address this question: It is hard to believe that there are only 3 sites identified for possible new homes.
- This was very informative. Thank you. Can we please get a copy of this presentation?
- There are only 3 sites in Novato
- https://www.marincounty.org/-/media/files/departments/cd/planning/cwp/housing-and-safety-elements/sites/020422-sites-list/candidatehousingites_geography_02042022.pdf?la=en
- I assume there is a reason you chose the sites to be considered. Or were the considered sites chosen at random?
- Fantastic Job!
- Thank you!
- You say that being selected doesn't mean that the owner would need to choose to go thru. But Equestrian court has 7 of 12 lots identified on a one way dead end street - so any one homeowner who chose to go thru with it would dramatically change all of the other homes
- Thank you
- Recording and presentations will be made available on this page:
<https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements/meetings>
- 🤔
- *not one way
- Aren't the mobile home parks considered low income? And if a resident moves doesn't that create a new housing element/home?
- 🙌👍

Chat – San Geronimo Valley

The Chat comments attached have been modified to remove the names of participants.

- There is a huge potential for housing if planning dept allows for subdivision of parcels over 2 acres.
- How many units are proposed for SGV?
- Link to map:
<https://www.google.com/maps/d/u/0/viewer?mid=1fpxZN5FM9A7ZBYywc1FyYZNkqltdN056&ll=38.02475874761432%2C-122.66151414059085&z=13>
- Why not convert the current fire department for housing and make the club house the main fire department as it would be more centralized??
- Are you planning on making these units be on septic systems as well? Because we can't fix homes that are falling apart out here in west Marin because the septic constraints cost WAY too much. Additionally, like other person said, We need another "exit" from the valley, because safety wise 98 more units terrifies me in the case of an emergency.
- Thank you for this meeting tonight and for the updated materials posted for the 3/15 Supervisors Meeting. I have a very specific question related to the identification of the site selection. I understand that RHNA allocations should confirm to the COG's Sustainable Communities Strategy (or PlanBayArea2050) and also SB375 that was finalized in October 2021. In that document the San Geronimo Valley is noted as a Priority Conservation Area. This seems like a disconnect to me. Both of those prioritize infill and being near transportation corridors. Can you provide some information on how MIG (consultants) identified sites and aligned site selection with PlanBayArea2050 and SB375?
- One more question, what else is the CDA doing to ensure that we address the housing crisis. Meaning, building more will not solve this unless we also have strategies to prevent new housing from becoming vacation rentals or converted to second homes.
- I want to raise my hand. Please consider my hand raised please.
- yes, you will speak after
- thank you!
- should all stay open space!!!
- I also have real concerns about the Septic systems. There could be systems created that were more affordable. Marin County is the highest septic systems in CA.
- Excellent point
- Have any research been done on the sewer requirements to handle 98 homes at Flander's Ranch? Where are you going to get the water the will be required to service all these new homes? This is a Farce.
- We will be saving this chat, so please feel free to enter any comments here.
- Will the county consider alternate sewer systems such as composting toilets, incinerator toilets, gray water systems and rainwater catchment systems?
- Meant composting not composing
- If the county builds affordable and middle income housing and then that property is subsequently sold are the same criteria applied in perpetuity?
- why would they get priority??
- Please consider my hand raised
- Yes, you will be after.

- I strongly agree with the suggestions being made right now by Laura regarding ADU units legalizing and getting airbnb out of the valley to open up more housing.
- Strongly agree about the ADU comment and getting airbnb's out of the valley. Understand that's a policy issue, but still think it's a huge problem that needs addressing.
- Comment: From 25 year resident of the valley, and I fully support affordable housing units, but 98 or ANY units at the Flanders site is NOT appropriate. Two major concerns: Fire evacuation issues due to over-crowding. And general traffic problems in the valley and through Fairfax. I would implore the county to focus on density in EAST Marin raising the height restrictions to build UP in East Marin. I don't even feel comfortable living out here. It's not really appropriate for people to be living in the Wildlands Urban Interface here in California in the age of climate change. Ditto on water and sewage concerns. Thank you!
- Have they done any input from the fire dept about the increase in traffic and building on sites that would put residents at increased danger in the event of an evacuation? I could foresee potential lawsuits by citizens on the county for selecting unsuitable sites that would put them in harms way in such an event
- When does the environmental review take place (start to finish)?
- <https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>
- Another site to propose would be the old fire station in Woodacre once the new one is built at the clubhouse. And also, if this housing is built next to the clubhouse, where will the new fire station be built? Wouldn't it be more prudent to have fire fighter housing there?
- YES!
- I agree.
- Unanswered questions in the chat will be addressed in a follow-up Q&A and posted on the Housing and Safety Elements meeting website, along with the recording: <https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements/meetings>
- Very little to no community outreach!!
- Here here!
- I'd like to add that any new housing projects need to be innovative in design and function. As we heard from the one YA who asked a question, there are not pathways for a diversity of ages and family unit style to live here, or in any of the new housing frankly. Cohousing, seniors + students, studio apartments for singles, are just a few of the ways we need any new housing to be, with efficient with shared septic, innovative landscaping, and recycled resources.
- also housing for people who grew up in the valley and want to stay here! But can't afford to live here. That is a serious loss.
- Strongly agree with everyone's concerns regarding impact to environment, existing infrastructure (roads daily and evacuation in the valley and sfd to 101, water, septic), public schools, and destruction of character and beauty of the valley.
- I very much agree about the importance for community involvement and input issue put forward.
- I think it might be a good idea to explore the issue of Homeowners Insurance. I have heard that it is very difficult to get a new policy west of Whites Hill and I have neighbors who have had their policies canceled because of the high wildfire rating the valley has. If you can get coverage it is very expensive and I'm wondering if those that would be buying these affordable homes will be able to afford this expensive insurance. This aspect needs to be understood so this expense is figured into the cost for individuals.

- Absolutely agree with you. You can't get renter's insurance. Literally cannot get it because of fire risk. Absolutely will be an issue.
- If we know the number of additional housing units that are mandated by this legislation why can't MMWD determine whether we have capacity
- Is our limited water, emergency fire exit and septic capacity being studied/considered?
- had several fires on mt Barnabe in the last few years. There is a lot of dry brush and forests around. Less grazing animals with land designated for agricultural use also puts us at greater fire risk. The valley floor must be open without housing as a possible place for people to evacuate too. If we build housing on the valley floor in the former golf course and especially the tam site (where Flanders ranch is also located around) are possible sites for evacuation if one route is blocked off. Keep in mind that there is one way in and one way out.
- Is the Heartwood Charter School site at Bothin a possible place for housing?
- Another site would be the former two bird cafe in forest knolls for a small housing unit. We must identify sites that already have septic systems and water. That is sustainable growth that solves the problem of housing mandates. West Marin must remain rural and recycle the housing that is already present by transforming commercial properties and legalizing adu's already present. Has anyone addressed who will receive the profits from building all of these housing units? How are the developers selected? What kinds of profits will they receive? It seems a whole lot more fair to have homeowners receive an extra income with adding an adu that is designated for long term rental as opposed have luxury homes built in the valley that doesn't benefit anyone in the community
- The bothin site is owned by the Girl Scouts and the entire property is used by the school daily
- I agree. Again!
- Did I really hear right that they are blaming the pandemic for not involving the community and reaching out to them? I don't believe that is an impediment
- What about the Catholic church property in Lagunitas for affordable housing?
- Leelee was explaining the tight timeline due to County staff direct involvement in COVID response in the community.
- Lagunitas school doesn't really have a lot of land. I walked around it the other day. It might seem that way but there are private properties around it
- I meant church
- I've heard from many community members that they need more long term rentals and a lot of people they can't afford to buy a home but they can rent at an affordable rate. I feel it would be more appropriate for the county to provide programs that would create long term rentals and allow us in San Geronimo valley to eliminate short term rentals like air bnb.
- Yes, let's have an in person meeting! Thanks for the idea.
- I've made requests for in person meetings with our supervisor Rodoni. I'm not sure why this meeting was not in person? We can also record an in person meeting. I'd rather not hear excuses and just do it
- Regarding adding housing to church and school property, there are case studies of building housing on pillars above parking areas which creates affordable housing without losing parking areas or relatively undeveloped land. But, in our area, all of the other considerations still stand... septic, water, traffic, safety, etc.
- My other thought is that in regards to potential sites that are owned by the public, wouldn't the public decide what happens to those sites?

- will the county purchase the golf course
- Will the new houses, that are on septic, have the same yearly fee of \$450 and have to be monitored??? If not, will current residents, that are required to pay these ridiculous fees, have them waived.?
- Also not mentioned yet are the fact that the county has ridiculously high permitting costs for upgrading septic systems and adu. As part of a county program to help with housing mandates, could help homeowners financially with affordable housing funds to upgrade their septic tanks, legalizing or building a new adu on their property
- If septic systems are being looked at especially for second units, the County needs to work on more affordable septic programs. We are much higher than Sonoma County. Why and what can be done to change that? Older home owners cannot afford these costs
- Could it also mean less traffic, so people don't have to commute?
- Denis will the county buy the golf course
- Speaking about global warming, winds will be kicking up at 40-50 mph tonight, trees will fall and people are at risk for fire. We need to honor wildlife corridors and preserve the unique character of this area. I believe building low income affordable housing in congested areas.
- I agree
- Thank you!
- I was raised by a single mom with 5 kids and we did not have a car
- so we were stuck and isolated in a rural area
- Dennis Rodoni what are your plans to buy the golf course
- How can we get together as a community and challenge the state about this mandate and instead do our own valley affordable housing while maintaining and honoring our valley plan? I know there have been some homeowners association that have won different challenges. I would not necessarily rely on the county to honor our valley plan and the needs of our community
- how can we ensure affordable housing? what incentive do developers and land owners have to create affordable housing?
- We need to also consider the traffic resulting from tourists -- also those people traveling to jobs here because they can't find affordable housing near their jobs.
- I'm wondering about preserving open space by re-zoning single family properties to be R2. French Ranch has big restrictions that could be lifted to create additional homes in an existing development rather than destroying the beautiful expanse on White Hill. That's if we must add as many as you've indicated.
- Hey Dennis speak to the people that voted for you. will the county purchase the golf course. Speak to the people Dennis don't just stand mute...
- Thank you!
- My kids go to AW and have a really hard time with traffic in the mornings. We are very concerned about the traffic
- More information on this page:
<https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>
- As far as I understand with French ranch, each house built there has its own acreage and can't have multi family units. It's is part of the French French agreement
- A shout out to Dennis Rodoni, Leelee and ALine and the many people working with our community to make sense of this.
- hey dennis...

- Hearing longtime SGV residents as well as NexGen neighbors weigh-in intelligently and passionately should be considered by the CDA in a serious, sensible, and sanctioned manner. Grateful, too, for Kit Krauss' putting forth our local SGV Affordable Housing Assn's dedication to a culturally diverse and vibrant San Geronimo Valley community that it retain its unique, rural and natural qualities while offering housing opportunities for people of all income levels and walks of life, and its commitment to preserving, creating, and managing permanently affordable homes in the San Geronimo Valley and beyond. Please visit sgvaha.org

Chat – Additional Sites San Geronimo Valley and Novato's Atherton

The Chat comments attached have been modified to remove the names of participants.

- can you share what the districts are?
- I don't know what 1 through 5 are
- They are supervisorial districts, <https://www.marincounty.org/depts/bs> scroll down for the district map
- What district is west marin in?
- <https://www.marincounty.org/depts/bs>
- West Marin is in district 4
- what zone is Novato
- map isn't amazing
- Novato is mostly in District 5.
- ty
- Most of Novato is in district 5, with western parts in district 4
- How do you choose developers? How do developers get selected to build these luxury homes? Who gets the profits from selling these homes?? I know that the county does not build them yet someone is going to make a lot of money off of these homes being built.
- interestingly enough the largest district
- in Marin that is
- County staff do not choose developers, property owners will develop the property. Our housing sites are planning for all income levels, including low and very low income.
- For the Novato area why wouldn't FireFunds be considered?
- Please confirm: ADUs count toward RHNA numbers.
- The site you are referring to is in the city limits of Novato. This is planning for the unincorporated areas of Marin
- There are already low income housing being built around the corner
- I still don't see any updates in your language to reflect the challenges that have been raised by residents and comments in the past meetings. Challenges including lack of infrastructure, water availability, increase in fire danger by building these new homes, putting endangered species at risk, building in fire prone areas, lack of insurance coverage for new housing. Etc etc. how about your statements adjusted to reflect these legitimate and real concerns??
- off 101 on the way to Petaluma
- Why aren't you considering sites in the unincorporated areas of western Novato, for instance along McClay, Wilson and Indian Valley?
- Two property owners on this list told me they had no idea their properties were being targeted. Are those eminent domain scenarios?
- we are conducting an environmental review of all sites that will analyze those concerns.
- How do you figure that the Recommended List has 82 sites when there are over 100 sites in Los Ranchitos alone? Each of these HOMES is a site, with a property owner/taxpayer.
- It says, "New Candidate Sites, Continued, but we didn't see any previous site.
- we can only count a specific number of ADUs according to HCD, based on past production.
- How do we find out what proposals are for these sites ie what level and density of housing
- Has the Tamalpais/Flanders ranch site and sir Francis drake 5800 been removed from the final list??!

- How do you choose the sites? Are these sites currently on the market? For example one of the sites on Harbor is the little store. Is that going to be sold or eminent domain? 350 is the Greenpoint Nursery. Is she selling?
- Those are in San Geronimo valley
- the sites list with proposed units will be available soon.
- the updated sites list will be available soon.
- Last meeting supervisor Rodoni asked to have 5800 sir Francis drake to be removed and has also asked for Tamalpais site to be removed
- were those all moderate income?
- Site selection does not factor in whether they are on the market. The County will not exercise eminent domain for any of the sites.
- Aren't some of these people's homes? I don't understand, unless they've already said they are willing to sell for this purpose.
- Last meeting Supervisor Connolly and Commissioner Dickenson asked to have the Los Ranchitos properties removed. When will we see the revised list with those properties removed?
- Wow Blackpoint is in WUI with only one road out for fire egress and more than 4 miles away from any public transit. 80 new units.
- Ok. When should we check back for updated sites? I thought you might be able to answer that now about those two sir Francis drake sites Tamalpais and 5800
- Also the Blackpoint area does not have sewer does it?
- We don't need any moderate income in San Geronimo valley
- <https://www.google.com/maps/d/u/0/viewer?mid=1fpxZN5FM9A7ZBYywc1FyYZNkqltdN056&ll=38.01962903666834%2C-122.68002030867736&z=15>
- We need low to very low income housing in San Geronimo valley. I think many of us have said the same thing
- Are the PowerPoint slides on the BOS website? Could you kindly put the link into chat.
- Blackpoint sites are on septic.
- Can you tell us what sites were removed?
- No, Blackpoint is on septic
- what are ADU's
- have you considered the fact that the atherton location will affect traffic? and the protected wetlands?
- Accessory Dwelling Unit = ADU
- are these new sites in addition to the Olive/Atherton sites proposed before?
- How can the Forest Knolls property expand when this location seems to be right on top of the creek? Is the San Geronimo Presbyterian Church property off the map now?
- With so many potential sites in the Atherton corridor, it seems you will be fundamentally changing the community!
- With all due respect, It's difficult to keep up with this map- better to send us the proposed sites to us beforehand as we signed up for this meeting beforehand.
- How are you going to help home owners build adu's? Is the county going to offer a special program for homeowners to build them and also deal with the increase in septic costs??
- how many sites from previous RHNA cycle are still possible to be developed. One of the meetings said practically NONE of the previous cycle sites had been developed
- I have a comment but would prefer to speak to it
- not type it

- For Inverness and the San Geronimo Valley, what about drought related issues including water shortages and wild fire danger. Additionally there is the issue of already excessive traffic on Sir Francis Drake Blvd. Please address.
- Is the (former) golf course off the table?
- We are on a 2 acre minimum area. So our neighbor could develop but I cannot?
- Does this mean you are building on The Farm stand or next to it in Forest Knolls
- What income levels are the properties at 350, 654 and 618 Atherton Avenue being considered for?
- Is the proposed development at the Fireman's Fund site included in these county wide numbers
- Webpage about site selection process:
<https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements/housing-sites>
- Is it true that the current Tamalpais site with about 50 acres used to belong to the Flanders family but was taken by eminent domain by the county? If that is the case why was this land never returned to the Flanders family??
- So if there's no possibility of eminent domain (why not?) Marin obviously won't be meeting its HE /RHNA amounts. So then what?
- The new sites on Harbor Drive are adjacent to route 37 entrance ramps. Again escape route for fire are all feeding into Atherton and then 37. Has this danger been considered?00:41:45
- the new site at 6760 Sir Francis Drake is the lot to the west of the farmstand in Forest Knolls.
- It took me 45 minutes from Woodacre this morning around 8:30 am to get to 101 freeway and this is without all these added homes. This makes traffic untenable
- With so many additional housing units in the city of Novato, as well as so many sites in the "county" of Novato, it seems the traffic will be significant, right?
- Subscribe here to get continued notifications:
https://public.govdelivery.com/accounts/CAMARIN/subscriber/new?topic_id=CAMARIN_1795
- Does this mean that if a site has been identified but owned by owner that a the owner has to agree to your plan and what happens if they do not ?
- Webpage that contains all meeting video recordings and presentations:
<https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements/meetings>
- Does the county have any formal effort underway to oppose/revise the sky high housing unit targets, or has it essentially given up at this point?
- What can the county do to fight the mandate set by the RHNA especially if they don't meet their quota? What local control do we have in Marin??
- The new Atherton/School Road site is part of the flood control plains all along Atherton on both sides of the road.
- what is # of housing
- Environmental studies show much of the Atherton corridor will be impacted by water rise.
- Density at the St. Cecilia site creates a bottleneck for potential evacuations. What is the rationale there? The roads in that neighborhood (north of the church) are already very narrow.

- I would like to register my objection to grouping sites owned by various property owners/taxpayers. It seems to me quite misleading to publicize the potential rezoning of 82 sites, versus rezoning 182 sites, or even more when other groupings are separated out.
- The County appealed its housing allocations (RHNA) but our request was denied by the Association of Bay Area Governments.
- may I ask a question pls
- how about our water shortage? with all of these developments, how are you going to provide water?
 - o It seems there are several people who want to make comments. Will we have time to do so?
- will new developments be required to use reclaimed w
- ADU's please be more specific. If a ADU "counting towards RHNA" depends on trends and history - what does that mean for MARIN?
- Oops reclaimed water for toilets and landscape
- where on marin co website can we find the info related to ADUs and septic assistance You mentioned a workshop was recently done thx
- Is the Forest Knolls parcel what is now a mobile home park? or is it a privately owned parcel with one home already existing?
- Atherton ave is now a traffic nightmare. Trucks and big rigs use Atherton as a shortcut from 37 to 101. Most truck and big rigs speed on Atherton, making this a dangerous road. Furthermore, when 37 floods, Atherton is the only detour from 37 to 101. With all these additional housing units, how are you planning to manage this big increase in traffic on Atherton.
- Will environmental impact reports be required on any of these new sites?
- Re: existing lots for sale -how to Best Buy these also Thanks for taking Flanders off and golf course too!
- lee lee and staff; What do you consider our biggest hurdle going forward?
- I ask the county to make a more robust effort at appealing these quotas. There has to be a high authority than ABAG in this state.
- Does this mean that if a site has been identified but owned by owner that a the owner has to agree to your plan and what happens if they do not ?
- Atherton Ave appears to be in a future flood zone due to global warming/sea level rise. Has that been taken into consideration? <https://www.marinwatersheds.org/flood-protection/flood-control-zones>
- Please consider transportation when picking sites. Change the zoning and include fireman fund for this housing. Has train station right there. Transportation is important to consider.
- Black Point 80 sites are over 4 miles away from any public transit and on septic. Have these things been considered?
- How will you deal with the fact that insurance companies in the San Geronimo valley will not insure any new buildings for fire? Would that alone not prevent new housing from being built?
- Atherton Ave is a one way road in and out - why would this area be considered for low income housing where there are some many other options closer to the 101
- Is there going to be a second meeting to discuss these specific proposals?
- You answered the Forest Knolls property is to the left of the Farm Stand. Is it the existing mobile home park? or is it the land to the left that has one existing home?

- ABAG appeal process information: <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation/2023-2031-rhna-appeals-process>
- ABAG and the State seem to be reaching deeply into our planning process with no knowledge of community plans or existing conditions. How do we get them in front of us, and vice versa?
- Why can we not appeal again and again especially as these proposed environmental impact reports come out? Surely then the county could appeal again?
- If you are concerned about the density requirements that are being mandated by Sacramento, take a look at Our Neighborhood Voices - a coalition of 1000s of Californians who are trying to restore our ability to speak out about what happens in our own neighborhoods and why SB9 and SB10 are harmful to our communities: <https://ourneighborhoodvoices.com/>
- where on marin co website can we find the info related to ADUs and septic assistance You mentioned a workshop was recently done thx
- Please talk about what happens if no property owners/ developers are willing to develop housing at a given site. Multi family housing on septic, with solar required, fire sprinklers, exorbitant construction costs, etc. make it very difficult for developers to profit. What happens when none of these projects are developed?
- More information on the number of units are in the FAQs: <https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements/faqs>
- Why is the county still including A-60 zoned locations? Fifty years ago (1972) the Marin County Board of Supervisors passed A-60 zoning, a limit of one house per 60 acres in agricultural areas. A-60 zoning in the Inland Corridor removed 136,000 acres of agricultural lands from potential subdivision and urban sprawl development. Developers (then and now) view Marin's agricultural lands as vacant areas ripe for development and urban sprawl. A-60 zoning was designed to protect our working agricultural lands, discourage land speculation for subdivision and development, and protect open agricultural lands that are important for wildlife habitat and corridors. Rolling back A-60 now undermines Marin's sustainable community planning. This is a slippery slope opening the doors for future A-60 rollbacks in the next RHNA cycle and is outside the guidance of ABAG and the Sustainable Communities Plan. Why is A-60 still included when it promotes unsustainable development and urban sprawl?
- How are developers selected and who receives the profits from selling these new homes especially on county property?
- information about programs and policies: <https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements/programs-and-policies>
- Septic issues, including creek pollution, are a huge issue in the San Geronimo Valley for existing housing. How does the County propose to deal with that related to new development?
- I remain mystified at how ABAG became an authority in this state seemingly at a similar level of power as the governor, legislature and higher state courts in the realm of this issue.
- Will there be a second meeting to discuss these sites or is this it?
- <https://adumarin.org/>
- I'm grateful that one of your slides lists a guiding principle as "ensure robust public engagement around all sites." Given the short duration of this meeting and the lack of dialog other than chat Q&As, we probably need another workshop prior to the 4/12 meeting

to discuss these sites. How can we pull together a meeting where we can exchange more creative solutions for unincorporated Marin?

- Has there been any active outreach to commercial corridor business property owners along any portions of Marin or unincorporated specifically, up to this point in this process, to find an interest in re-design w/mixed use resi/commercial re-design options going into the 6th cycle. Would the County ever set aside funds or staff/consultants to provide design assistance? Thank you guys! --
- What does programmatic EKG report mean?
- Whoever wins the bid to build these homes have to work with and collaborate with environmental consultant What are the plans for planned communities with state of art conservation for the sake of the environment?
- Since you're planning for an 8-year cycle, why aren't you allocating an appropriate amount of time for residents to have discussion about these alarming plans?
- Why choose SGV sites close to existing private homes, some with limited ingress and egress, instead of the entire golf course property?
- I've asked this before - so pls answer
- why has firemens fund been consider
- The Greenpoint Nursery site on Atherton Avenue includes a substantial amount of seasonal wetlands and flood basin. Have you considered that in the allocation of numbers?
- Can you please address some of the questions about the Atherton corridor? You have answered a predominant number of questions about San Geronimo....
- If there are more incentives for ADUs, can't this projected number be increased.
- If you want opportunity to talk further about this, join the statewide Catalysts Call on Monday night at 5 pm. Zoom link at CatalystsCA.org.
- Why don't you broaden District 5 site possibilities? You are fixing only on Atherton area?
- so would county be consider private or public
- Bottom line: We need to fight back to overturn these damaging laws. Visit ourneighborhoodvoices.com to find out how.
- <https://ourneighborhoodvoices.com/>
- What has the county been doing since the last supervisor meeting to let Marin residents know about this process and involve the community? The lack of community outreach and involvement the last time was a dominant theme
- Thank you for addressing the challenges of creating housing for large percentage of seniors on limited income. any additional thoughts creating this?
- Can you send us an email with all of your written response to questions proposed in the chat today?
- Ditto
- little premature on the design front
- Please note that the "Protect Our Neighborhood Voices" initiative in its current state (which may be on the 2024 ballot) would change California's Constitution to give local governments the power to override any state laws that conflict with local laws regulating land use and development.
- If this initiative qualifies for the ballot and ultimately passes, local officials' land use decisions could prevail over state environmental laws and regulations – including the California Environmental Quality Act (CEQA), the California Endangered Species Act, the California Clean Air Act, state laws governing oil and gas exploration, the Native American Historic Resource Protection Act, the Sustainable Groundwater Management Act, and the

Williamson Act, amongst dozens of others. Local governments could also override fair housing rules, rent control, and other housing-related protections. Perhaps most disturbing, this initiative could be a major setback to California's efforts to curb climate change.

- It would have been appreciated if the site list you posted ahead of this meeting would have included the number of units at each address. Where can we find a list of the sites with the units at each location proposed?
- Why is the county still including A-60 zoned locations? This question has been asked before but not answered.
- You said a guiding principle as "ensure robust public engagement around all sites." This does not appear to be happening tonight. Many questions are not being addressed and there has been no time for comment other than chat Q&As. We need another workshop prior to the 4/12 meeting to discuss these sites. How can we pull together a meeting where we can exchange more creative solutions for unincorporated Marin?
- Does the County have the ability to cancel, disregard or override current Community Plans?
- A good resource for the history of planning in Marin the movement for environmentally sustainable development that the CDA and Supervisors should be upholding.
<https://martingriffin.org/the-book/about/>
- Where will you post the sites list WITH number of proposed units? That was not shared before this meeting.
- housingelement@marincounty.org
- when will we receive information on the decisions made at the April 12 and future meetings? On time for us to have further input?
- Please talk about what happens if no property owners/ developers are willing to develop housing at a given site. Multi family housing on septic, with solar required, fire sprinklers, exorbitant construction costs, etc. make it very difficult for developers to profit. What happens when none of these projects are developed?
- How will you coordinate with cities? Their site choices magnify the impact of yours.
- Despite your 'efforts' it seems that the majority of Marin residents are in the dark about when new meetings are and what is going on with this new housing mandate. What will you do to increase community involvement and outreach? What about having each supervisor having a town hall meeting for their district??
- Why is the CDA disregarding the Countywide Plan and the Urban Growth Boundary (that was passed by voters) to include A-60 sites?
- Thank you for your hard work in sharing the Housing Elements with the community.
- Leelee & Jillian, you have both done a great job throughout all this housing process. TY!
- Where will you post the sites list WITH number of proposed units? I can't see the new housing sites list with number of units at each site anywhere.
- Can you please schedule another meeting where we can actually have dialog?
- We need town hall meetings where we can have discussions in person. Can you ask the supervisors to hold town hall meetings while we still have input??
- In person meetings would be very helpful for dialogue and community input.
- I agree.
- To allow traffic of over 1000 additional cars (assuming at least 2 cars per new home) in West Marin, won't Sir Francis Drake have to be widened to 4 lanes to at least the San Geronimo golf course, or Nicasio?
- thank you, LeeLee, for answering so many questions in a patient and thorough manner. we appreciate it!

- It's better to have input early on instead of waiting until later. Why don't we have a robust discussion now to develop realistic solutions?
- Fairfax for example regularly has town hall meetings on new measures. Why are the supervisors not having town hall meetings? This must be part of the community involvement and process
- I think having in-person meetings in addition to zoom meetings makes the most sense.
- Where will you post the new sites with new zoning unit counts?
- Thank you for your time, talent and willingness to engage with community members. I appreciate it.
- I appreciate the efficiency of online attendance, but this is a hugely contentious issue; It can't be handled solely online.
- Where is the water going to come from??
- How is the county doing everything possible involve the community then why not add in person town hall meetings??
- Yes, thank you.
- WATER!
- Yes, thank you for hosting at least this.
- I would like to see Supervisor Arnold hold a series of town hall meetings
- I see the list new of sites but not the counts of units at each site.
- Agreed with the last speaker, thank you Leelee, Aline and Jillian! Marin County is fortunate to have you lead these efforts.
- Thanks so much, CDA staff
- Will there be a replay of this zoom?
- PLEASE put an updated sites list online ASAP.

Marin HE-SE Focus Groups

Top Level Findings

September 9th, 2021

Homeowners

- Living about 10-20 years in the current housing
- Found housing through real estate agents
- Somewhat satisfied - would like more options, the climate is changing
- Affordability is an issue, moving in fees, has to make multiple offers
- Limited access to public transit in Marin County
 - Reverse commute from SF is still bad, super commuters from outside Bay Area
- Would not move or be able to buy again in Marin now
- COVID: working from home more now, internet access/call reception (spotty)
- Feeling “stuck” in current home, unable to consider buying something else right now
 - Decided to invest in renovations since they feel unable to move/purchase something else
- Maintenance: poor street infrastructure, clogged water pipes causing flood issues
 - Whose responsibility is it for tree maintenance: HOA vs County?
- Wildfire and flooding are constant fears, house would not survive (older houses)
- No AC in older homes / single-family homes, homes get hot inside after 80 degrees
- Power outages - issue for boat homes
- Air Quality: residents are adapting, closing windows, getting air filters
 - Not getting notified, had to find information daily through apps/weather channels
 - Using masks, but hard to access/find, health concerns
- Insurance has gone up / concerns about this
- Programs from County - few were aware
- Suggestions for getting information to residents
 - Mailers, working with local businesses, emails, nextdoor, neighborhood associations (formal/informal), schools
- Suggestions for making housing more affordable
 - Transparency on purchasers (concerns of LLCs / Foreign buyers/speculators)
 - Limiting short-term rentals (AirBnB, etc)
 - Removing barriers to building in-law units (limited city/county staff to help with these processes - San Rafael as an example)
 - Increase property taxes on higher (millions) income homeowners/residents
 - Lower / subsidence property taxes for lower-income residents

Renters

- Wide range of length of time living in Marin (6 months - 50 yrs)
- Not able to buy a home / afford to buy a house
- Limited space (studios / small units / in-law units) - limit family growth
- Found housing through Craigslist and online searches and referrals

- Long-term renters had moved a lot around the County
- Barriers: affordability, strange rules, and added requirements from landlords (not feeling comfortable being home all day, not being able to have guests)
 - Most of their paycheck goes to housing, transportation, utilities, and not much left
 - Discrimination based on race/ethnicity by landlords
 - Limited transportation
 - Would rather live in East Bay (would feel more comfortable there)
- Some POC expressed they feel unwelcome or watched when they go shopping- prefer the East Bay where they people more welcome
- Improving housing:
 - Moving expenses are high
 - People would leave Marin County
 - Lose medical support system (resident on disability)
- Isolation, feeling secluded
- Residents don't know where to access programs
- Suggestions for getting information
 - Billboards, community boards, flyers
 - Seniors centers
 - Grocery stores
 - Schools
 - Craigslist, Next Door
- Suggestions for affordable housing
 - Developing co-op
 - Repurposing public spaces: church parking lots, other vacant spaces
 - Increase taxes on the rich
- COVID: feeling a lot more isolation, disconnected from community
- Air Quality: smoke impacting health concerns
 - Not getting notified - using apps, Google
 - Using masks, staying indoors (exercise, not walking dog)
 - Changing air filters, air purifiers
 - Impacting mental health/isolation
- Extreme heat events
 - Want cooling centers
 - Don't have a central cooling system in units
- Neighborhoods not organized, don't know their neighbors
 - Not much coordination or alarms for emergencies
- Limited cell reception, especially in case of emergencies

Similar Themes (Renters + Homeowners)

- Lack of affordability (rents, buying homes, living expenses in general)
- Lack of resources / information: not knowing who to go to for access, or where to get information
- A general feeling of dissatisfaction / just dealing with what they have / settle for what they can afford

- Residents would have to leave Marin if they have to move from current housing or in event of natural disaster, can't afford to rebuild/stay/find a new place within Marin
- Most neighborhoods are not coordinated or organized in case of natural disasters

CBO

- To some degree, they all work with Low-income residents; People of Color; Families with children; Adults and youth with special needs; Seniors; Other groups
- Finding housing
 - Long waitlists (up to 200 households)
 - Word of mouth/referrals are used
- Length of a search varies, case by case (could be a few weeks to a couple of months)
- CBOs providing support
 - Security deposits
 - Working with landlords
- Barriers
 - Lack of affordability
 - Undocumented residents have a hard time securing housing
 - Substandard/unsafe housing
 - Lack of public transportation
 - Landlords trying to evict people, not keeping homes up to codes/repair needs
 - Challenges for sub-leaders
 - Farmworker housing is tied to work/employment
 - Homeowners often do not qualify for "low-income" programs/services
 - Changing housing is a challenge
 - Many workers are commuting from other counties, including CBO staff and clients
 - Limited housing stock: due to short term rentals and secondary homes
 - Other issues: waste systems, education for homeownership, renters rights
- Obstacles due to Covid
 - Rise in domestic violence / sexual violence
 - Poor performance in school (online)
- Opposition for affordable housing projects
 - Lack of sites for new housing
 - Concerns that increase diversity would make drought challenges worst
- Discrimination:
 - Against undocumented people
 - General unwelcomeness
 - NYMBYism
 - Racist / discriminatory comments/ covenants
 - Against disabilities (design of the housing is not helpful)
 - Seniors are unable to downsize because of limited affordable options
 - Need to have better relationships with landlords
 - Landlords discriminate against housing vouchers
 - Concerns about new residents disrupting the neighborhood

- County programs Support awareness
 - ADU/JADU programs are good, need to be expanded
 - Need inclusionary housing
 - People don't know they qualify for certain services
 - Zoning for camp groups
- Challenges to adding ADUs
 - Cost of construction/permits, staying up to code
 - Property taxes- tax relief if you have affordable rentals (incentives to rent affordable units, maybe have lower property taxes)
 - Land use policy limiting Increase density
 - Design/ infrastructure considerations for seniors (Ex: ramps, counter height)
 - ADUs being used for short term rentals
- Suggestions for making it easier to get information
 - Increase case management at CBO level (would like funding to support this)
 - Cultural considerations of staff supporting clients - Vietnamese communities, Spanish speaking communities,
 - Go where the people are
 - Closing digital divide: using WhatsUp and text to get information out
 - Increase staff to assist with application to services
 - Education awareness to people/public on ways they could retain their homes and stay in Marin
- Suggestions for making it more affordable
 - Universal basic income
 - One-stop shop to find resources (Events, public health information, etc.)
 - Intergenerational housing
 - Pathways to affordable homeownership with a racial equity lens, addressing decades of unequal access/racism
 - Innovative housing - Innovative ways to build things, 3D printed little homes / little neighborhoods, set a new image of what is acceptable housing
 - Fair Chance ordinance
- Safety/ Disaster Preparedness
 - Flooding and fire hazards
 - Bridge closures, earthquakes
 - Displacement due to natural disasters (people would not be able to stay in Marin)
 - Unable to afford hotels for evacuations / unable to stay in friends' home (limited space)
 - Generally unprepared and don't know who to ask for help
 - Can't afford AC, limited transportation to cooling centers
 - Seniors unable to care for themselves, more health risks, more isolation
 - Aging in place is difficult, people lose their support systems
 - Support
 - Grassroots project by and for low-income residents created emergency Go Buckets (75 buckets with supplies, masks, etc)
 - Organizations Directly working with communities

Community Survey – Housing Needs in Unincorporated Marin County

Marin County is in the process of preparing a housing plan, called the Housing Element, to address housing needs for people living in the County's unincorporated areas (not within the cities or towns). This survey is designed to have you share your ideas about housing needs today and in the future.

Your input will inform the Housing Element. The survey will take about 10 minutes to complete.

Please tell us about your current housing circumstances.

1. What is your housing situation?

- ☐ I rent my home
- ☐ I own my home
- ☐ I live with family/friends, do not own or pay rent
- ☐ Do not currently have permanent housing

2. Where do you live? (Find where you live <http://gis.marinpublic.com/lookup/JurisdictionLookup/>)

- ☐ Unincorporated Marin County
- ☐ A city within Marin County (Corte Madera, Larkspur, Mill Valley, Ross, Sausalito, Tiburon, Novato, San Anselmo, San Rafael)
- ☐ I do not live in Marin County

3. If you responded that you live in Marin County, please tell us exactly where. (Select one)

- ☐ **West Marin**
 - ☐ Northern Coastal West Marin (Dillon, Tomales, Marshall)
 - ☐ Central Coastal West Marin (Inverness, Point Reyes Station, Olema)
 - ☐ Southern Coastal West Marin (Bollinas, Stinson, Muir)
 - ☐ Valley (San Geronimo, Woodacre, Lagunitas, Nicasio, Forest Knolls)
- ☐ **Unincorporated San Rafael**
 - ☐ Santa Venetia
 - ☐ Los Ranchitos
 - ☐ Other part of Unincorporated San Rafael
- ☐ **Unincorporated Novato**
- ☐ **Marinwood/Lucas Valley**
- ☐ **Unincorporated Southern Marin**
 - ☐ Marin City
 - ☐ Strawberry
 - ☐ Tam Valley/Almonte/Homestead
 - ☐ Other part of Unincorporated Southern Marin
- ☐ **Unincorporated Central Marin**
 - ☐ Kentfield/Greenbrae
 - ☐ Sleepy Hollow
 - ☐ Other part of unincorporated Central Marin
- ☐ **I do not live in unincorporated Marin County**

4. Do you work in Marin County?

- ☐ Yes
- ☐ No
- ☐ I do not work (retired, unemployed, unable to work, or other)

5. How long have you lived in Marin County (city and unincorporated)?

- ☐ Less than 1 year
- ☐ 1-5 years
- ☐ 5-10 years
- ☐ 10 + years
- ☐ I do not live in Marin County

6. What is your age?

- ☐ Under 18
- ☐ 18-29
- ☐ 30-49
- ☐ 50-64
- ☐ 65 or older

7. What is your race/ethnicity?

- ☐ White / Caucasian
- ☐ Asian / Asian American
- ☐ Black / African Ancestry
- ☐ Hispanic / Latino
- ☐ Pacific Islander
- ☐ Native American, or Indigenous
- ☐ Two or more races
- ☐ I prefer not to say
- ☐ I prefer to self-identify: _____

8. What percentage of your income is spent on housing costs (including rent and utilities or mortgage, property tax, and homeowner's insurance)?

- ☐ Less than 30% of income
- ☐ Between 30-50% of income
- ☐ More than 50% of income
- ☐ Does not apply

9. How well does your current housing meet your needs?

- ☐ I am satisfied with my housing
- ☐ I would like to downsize but am unable to find a smaller unit
- ☐ I am unable to house additional family members
- ☐ My unit is substandard or in bad condition and I need my landlord to respond
- ☐ My unit is in bad condition, and I cannot afford to make needed repairs
- ☐ My unit needs improvements to make it easier to live with a disability
- ☐ None of the above

10. Select the top 3 housing priorities for unincorporated Marin County:

- ☐ Increase the amount of housing that is affordable to moderate, low, and very low- income residents
- ☐ Make it easier to build new housing in unincorporated Marin County
- ☐ Create programs to help existing homeowners stay in their homes
- ☐ Target efforts to address inequities in the housing market, including discrimination in renting
- ☐ Increase homeownership opportunities for moderate, low- and very-low-income residents
- ☐ Improve substandard housing conditions
- ☐ Other: _____

11. There is insufficient housing in my community for (please select all that apply):

- ☐ Families with children
- ☐ Low-income households
- ☐ Older adults (Seniors, Elderly)
- ☐ Single individuals
- ☐ Persons with disabilities
- ☐ I don't know
- ☐ Other: _____

12. Please identify any barriers to affordable housing:

- ☐ Lack of resources to help find affordable housing
- ☐ Limited availability of affordable units
- ☐ Long waitlists
- ☐ Quality of affordable housing does not meet my standards
- ☐ Other: _____

13. Please share any other comments you have related to housing in Marin County:



Thank you for your input. For more information and to stay informed, please visit:
MarinCounty.org/HousingSafetyElements

Encuesta comunitaria – Necesidades de vivienda en el Condado de Marín, áreas no incorporadas

El Condado de Marín está preparando un plan de vivienda, llamado Elemento de Vivienda, para abordar las necesidades de vivienda de las personas que viven en áreas no incorporadas del Condado (fuera de las ciudades o pueblos). Esta encuesta está diseñada para que comparta sus ideas sobre las necesidades de vivienda hoy y en el futuro.

Su aportación ayudará a la creación del Plan de Vivienda del Condado. La encuesta tardará unos 10 minutos en completarse.

Cuéntenos sobre sus circunstancias actuales de vivienda.

1. ¿Cuál es su situación de vivienda?

- ☐ Alquilo mi casa
- ☐ Soy dueño de mi casa
- ☐ Vivo con familiares / amigos, no soy dueño ni pago alquiler
- ☐ Actualmente no tengo un hogar permanente

2. ¿Dónde vive? (Encuentre dónde vive aquí:

<http://gis.marinpublic.com/lookup/JurisdictionLookup/>)

- ☐ Área no incorporada en el Condado de Marín
- ☐ Una ciudad dentro del Condado de Marín - Corte Madera, Larkspur, Mill Valley, Ross, Sausalito, Tiburón, Novato, San Anselmo, San Rafael
- ☐ No vivo en el Condado de Marín

3. Si respondió que vive en el Condado de Marín, díganos exactamente dónde vive. (Seleccione una opción)

- ☐ **Oeste de Marín**
 - ☐ Costa Norte del Oeste de Marín (Dillon, Tómales, Marshall)
 - ☐ Costa Central del Oeste de Marín (Inverness, Point Reyes Station, Olema)
 - ☐ Costa Sur del Oeste de Marín (Bollinas, Stinson, Muir)
 - ☐ Valle (San Gerónimo, Woodacre, Lagunitas, Nicasio, Forest Knolls)
- ☐ **Áreas no incorporadas de San Rafael**
 - ☐ Santa Venecia
 - ☐ Los Ranchitos
 - ☐ Otras áreas no incorporadas de San Rafael
- ☐ **Áreas no incorporadas de Novato**
- ☐ **Marinwood / Lucas Valley**
- ☐ **Áreas no incorporadas del Sur de Marín**
 - ☐ Marín City / Ciudad de Marín
 - ☐ Strawberry
 - ☐ Tam Valley / Almonte / Homestead
 - ☐ Otras áreas no incorporadas del Sur de Marín
- ☐ **Áreas no incorporadas del Centro de Marín**
 - ☐ Kentfield / Greenbrae
 - ☐ Sleepy Hollow
 - ☐ Otras áreas no incorporadas del Centro de Marín
- ☐ **No vivo en áreas no incorporadas del Condado de Marín**

4. ¿Trabaja en el Condado de Marín?

- ☐ Sí
- ☐ No, trabajo fuera de Marín
- ☐ No trabajo (estoy jubilado, desempleado, incapacitado para trabajar, u otra razón)

5. ¿Cuánto tiempo ha vivido en el Condado de Marín (ciudad y no incorporado)?

- ☐ Menos de 1 año
- ☐ 1-5 años
- ☐ 5-10 años
- ☐ 10 años o mas
- ☐ No vivo en el Condado de Marín

6. ¿Qué edad tiene?

- ☐ 17 años o menos
- ☐ 18-29
- ☐ 30-49
- ☐ 50-64
- ☐ 65 años o más

7. ¿Con qué raza o etnia se identifica? (Elija todo lo que corresponda)

- ☐ Caucásico / Blanco
- ☐ Asiático / Asiático Americano
- ☐ Afroamericano
- ☐ Hispano / Latino
- ☐ Isleño del Pacífico
- ☐ Nativo Americano o Indígena
- ☐ Dos o más raza o etnias
- ☐ Prefiero no decir
- ☐ Prefiero identificarme a mí mismo: _____

8. ¿Qué porcentaje de sus ingresos se gasta en costos de vivienda (incluidos el alquiler y los servicios públicos, o la hipoteca, el impuesto a la propiedad y el seguro de vivienda)?

- ☐ Menos del 30% de mis ingresos
- ☐ Entre el 30-50% de mis ingresos
- ☐ Más del 50% de mis ingresos
- ☐ No me aplica

9. ¿Qué tan bien satisface sus necesidades su vivienda actual?

- ☐ Estoy satisfecho con mi vivienda.
- ☐ Me gustaría reducir el tamaño, pero no puedo encontrar una unidad más pequeña.
- ☐ No puedo alojar mi hogar a miembros adicionales de la familia.
- ☐ Mi unidad es deficiente o está en malas condiciones y necesito que mi arrendador responda.
- ☐ Mi unidad está en malas condiciones y no tengo el presupuesto para hacer las reparaciones necesarias.
- ☐ Mi unidad necesita mejoras para que sea más fácil vivir con una discapacidad.
- ☐ Ninguna de las anteriores

10. Seleccione las 3 principales prioridades de vivienda para las áreas no incorporadas del Condado de Marín:

- ☐ Aumentar la cantidad de viviendas asequibles para residentes de ingresos moderados, bajos y muy bajos.
- ☐ Facilitar la construcción de nuevas viviendas en las áreas no incorporadas del Condado de Marín.
- ☐ Crear programas para ayudar a los propietarios existentes a permanecer en sus hogares.
- ☐ Dirigir los esfuerzos para abordar las desigualdades en el mercado de la vivienda, incluida la discriminación en el alquiler.
- ☐ Aumentar las oportunidades para convertirse en propietario de vivienda para los residentes de ingresos moderados, bajos y muy bajos.
- ☐ Mejorar las condiciones de vivienda deficientes.

11. No hay viviendas suficientes en mi comunidad para (seleccione todas las opciones que correspondan):

- ☐ Familias con niños
- ☐ Residentes de bajos ingresos
- ☐ Adultos mayores (Mayores, Ancianos)
- ☐ Individuos solteros o viviendo solos
- ☐ Personas con discapacidad
- ☐ No sé
- ☐ Otro: _____

12. Por favor identifique cualquier barrera a la vivienda asequible:

- ☐ Falta de recursos para ayudar a encontrar viviendas asequibles
- ☐ Disponibilidad limitada de unidades asequibles
- ☐ Listas de espera largas
- ☐ La calidad de la vivienda asequible no cumple con mis estándares
- ☐ Otro: _____

13. Comparta cualquier otro comentario que tenga relacionado con la vivienda en el condado de Marín.



Gracias por su aporte. Para más información y para mantenerse informado por favor visite:
MarinCounty.org/HousingSafetyElements



Marin Housing Element: Housing Survey Results Summary

Prepared by:



800 Hearst Avenue
Berkeley, CA 94710

January 2022

Introduction

The County of Marin is updating their Housing Element, as required by law, to establish the conditions for more housing at all income levels to be developed across the unincorporated areas of the county with the goal of meeting the RHNA number assigned to Marin County by the state of 3,569 units.

The County has provided multiple opportunities for resident to weigh in on the update process for the Housing Element. The survey described in this summary was just one of the ways residents were able to share their experiences and needs for housing in Marin. The project website: <https://www.marincounty.org/housingsafetylelements> contains more information about upcoming activities.

Methodology

The County of Marin is conducting a variety of outreach activities to solicit community input. This survey was focused on the housing needs and desires for the county, and it was publicized in English and Spanish.

The County used the Survey Monkey platform for this survey, which was promoted extensively through County communication channels including post-card mail-outs, multiple email communications, and social media. Using both an online and paper format, the survey was shared with County residents via multiple Community-Based Organizations (CBOs) and publicized through online workshops.

The CBOs who supported the outreach effort included:

- Community Action Marin
- Community Land Trust Association of West Marin
- Lifehouse
- Marin Community Foundation / West Marin Community Services
- Marin Environmental Housing Collaborative (MEHC)
- San Geronimo Valley Affordable Housing Association
- Vivalon (serves people that need paratransit)
- West Marin Senior Services

The survey period ran from October through December 20th, 2021. There were 728 responses completed in English and 90 responses in Spanish, for a total of 818 responses.

Key Findings

Highlights of the survey results include:

Top housing choices for Unincorporated Marin County

Participants were asked to identify their top three housing priorities (out of seven choices).

- 59% of respondents selected “Increase the amount of housing that is affordable to moderate, low, and very low- income residents”
- 47% of respondents selected “Increase homeownership opportunities for moderate, low- and very-low-income residents”
- 33% identified “Create programs to help existing homeowners stay in their homes”
- The remaining 4 choices were selected by 23% to 28% of the respondents

There is insufficient housing in my community for:

Participants were asked to select all that apply from seven choices. The top three choices were:

- Low-income households (59%)
- Families with children (35%)
- Older adults: seniors, elderly (34%)

Top barrier to affordable housing

Participants were asked to identify the top barrier to affordable housing of out five choices.

- 55% identified “Limited availability of affordable units”
- The remaining choices received between 5% and 18% of the responses.

The survey included 12 questions that were multiple choice. Where appropriate, the responses also included “other” as a choice where participants could write in their response. There was also a thirteenth question that provided the opportunity for participants to add any additional comments.

The following sections present the survey results for each question based on responses received in English, Spanish, and the combined total. There is also a summary of the key themes from the open-ended comments received for each question. A full compilation of the comments is available as an appendix to this document.

Survey Results

The complete survey results are summarized below.

The English survey had 728 respondents:

- 626 responses online
- 102 responses through paper surveys

The Spanish survey had 90 Spanish respondents:

- 22 responses online
- 68 responses through paper surveys

The following charts show both the English and Spanish responses, as well as the combined results. Percentages are rounded to the nearest whole number. Not all participants responded to each question.

Question 1. What is your housing situation?

About 67% of respondents are homeowners, while 25% are renters. Most English respondents (75%) are homeowner while the majority of Spanish respondents (68%) are renters.

Responses	English	Spanish	Combined
I rent my home	144 (20%)	59 (68%)	203 (25%)
I own my home	540 (75%)	1 (1%)	541 (67%)
I live with family/friends, do not own or pay rent	33 (5%)	18 (21%)	51 (6%)
I don't have permanent housing	6 (1%)	9 (10%)	15 (2%)
Total	723 English respondents	87 Spanish respondents	810 combined respondents

Question 2. Where do you live?

About 54% of respondents live within unincorporated Marin County.

Responses	English	Spanish	Combined
Unincorporated Marin County	425 (59%)	16 (19%)	441 (54%)
A city within Marin County (San Rafael, Corte Madera, Larkspur, Mill Valley, Ross, Sausalito, Tiburon, Novato, San Anselmo)	279 (39%)	70 (80%)	349 (43%)
I do not live in Marin County	19 (3%)	1 (1%)	20 (2%)
Total	723 English respondents	87 Spanish respondents	810 combined respondents

Question 3. If you responded that you live in Marin County, please tell us where exactly.

The results shown in chart below represent only the response options that received more than 5% of the results in at least one of the languages or in the combined count.

Responses	English	Spanish	Combined
Unincorporated San Rafael: Santa Venetia	37 (5%)	3 (4%)	40 (5%)
Unincorporated San Rafael: Other part of Unincorporated San Rafael	26 (4%)	13 (16%)	39 (5%)
Unincorporated Novato	50 (7%)	1 (1%)	51 (7%)
Marinwood/Lucas Valley	36 (5%)	1 (1%)	37 (5%)
Unincorporated Southern Marin: Marin City	10 (1%)	8 (10%)	18 (2%)
Unincorporated Southern Marin: Tam Valley/Almonte/Homestead	96 (14%)	0 (0%)	96 (13%)
Unincorporated Central Marin: Kentfield/Greenbrae	62 (9%)	1 (1%)	63 (8%)
I do not live in unincorporated Marin County	186 (28%)	41 (51%)	227 (30%)
Total (Not all responses are listed above)	779 English respondents	81 Spanish respondents	760 combined respondents

Question 4. Do you work in Marin County?

About 47% of respondents work in Marin County, and 18% work outside the County. A significant portion of the English respondents (37%) do not work, are retired, unemployed or unable to work.

Responses	English	Spanish	Combined
Yes	290 (44%)	63 (77%)	353 (47%)
No	128 (19%)	7 (9%)	135 (18%)
I do not work (retired, unemployed, unable to work, or other)	247 (37%)	12 (15%)	259 (35%)
Total	665 English respondents	82 Spanish respondents	747 combined respondents

Question 5. How long have you lived in Marin County (city or unincorporated)?

Most respondents (75%) in English and Spanish combined have lived in Marin County for over ten years.

Responses	English	Spanish	Combined
Less than 1 year	10 (2%)	9 (11%)	19 (3%)
1-5 years	52 (8%)	18 (22%)	70 (9%)
5-10 years	69 (10%)	7 (8%)	76 (10%)
10 + years	516 (77%)	49 (59%)	565 (75%)
I do not live in Marin County	19 (3%)	0 (0%)	19 (3%)
Total	666 English respondents	83 Spanish respondents	749 combined respondents

Question 6. What is your race / ethnicity?

Of all the survey respondents, 70% identify as White / Caucasian, and another 16% identify as Hispanic / Latino.

Responses	English	Spanish	Combined
White / Caucasian	519 (79%)	1 (1%)	520 (70%)
Black / African Ancestry	4 (1%)	0 (0%)	4 (1%)
Asian / Asian Ancestry	30 (5%)	1 (1%)	31 (4%)
Hispanic / Latino	35 (5%)	81 (95%)	116 (16%)
Pacific Islander	8 (1%)	0 (0%)	8 (1%)
Native American, or Indigenous	6 (1%)	0 (0%)	6 (1%)
Two or more races	21 (3%)	0 (0%)	21 (3%)

I prefer not to say	52 (8%)	1 (1%)	53 (7%)
I prefer to self-identify	17 (3%)	1 (1%)	18 (2%)
Total	660 English respondents	85 Spanish respondents	745 combined respondents

Question 7. What is your age?

Most respondents (56%) are between the ages of 30 and 64 years old and 38% are over the age of 65.

Responses	English	Spanish	Combined
17 or under	1 (0%)	1 (1%)	2 (0%)
18-29	25 (4%)	16 (19%)	41 (5%)
30-49	142 (21%)	52 (63%)	194 (26%)
50-64	210 (32%)	14 (17%)	224 (30%)
65 or older	287 (43%)	0 (0%)	287 (38%)
Total	665 English respondents	83 Spanish respondents	748 combined respondents

Question 8. What percentage of your income is spent on housing costs (including rent and utilities or mortgage, property tax, and homeowner's insurance)?

One third of respondents (37%) spend between 30% and 50% of their income on housing costs, while another 19% of respondents spend over 50% of their income. In total, 56% of respondents stated that they spend over 30% of their income on housing costs. From the Spanish respondents alone, almost 60% of those who responded to the survey spend more than 50% of their income on housing costs.

Responses	English	Spanish	Combined
Less than 30% of income	260 (40%)	11 (13%)	271 (37%)
Between 30-50% of income	254 (39%)	18 (22%)	272 (37%)
More than 50% of income	95 (14%)	48 (59%)	143 (19%)
Does not apply	48 (7%)	5 (6%)	53 (7%)
Total	657 English respondents	82 Spanish respondents	739 combined respondents

Question 9. How well does your current housing meet your needs?

While 69% of the combined respondents stated they were satisfied with their housing, about 18% of the Spanish respondent selected that their unit is “substandard or in bad condition and need [their] landlord to respond.”

Responses	English	Spanish	Combined
I am satisfied with my housing	478 (73%)	26 (34%)	504 (69%)
I would like to downsize but am unable to find a smaller unit	25 (4%)	6 (8%)	31 (4%)
I am unable to house additional family members	35 (5%)	13 (17%)	48 (7%)
My unit is substandard or in bad condition and I need my landlord to respond	9 (1%)	14 (18%)	23 (3%)
My unit is in bad condition, and I cannot afford to make needed repairs	18 (3%)	3 (4%)	21 (3%)
My unit needs improvements to make it easier to live with a disability	21 (3%)	6 (8%)	27 (4%)
None of the above	72 (11%)	9 (12%)	81 (11%)
Total	658 English respondents	77 Spanish respondents	735 combined respondents

Question 10. Select the top 3 housing priorities for unincorporated Marin County.

Of the combined respondents, 59% agreed that increasing “the amount of housing that is affordable to moderate, low, and very low-income residents” was among their top housing priorities. The second highest selected option was to “increase homeownership opportunities for moderate, low- and very low-income residents,” which was selected by 47% of the combined respondents. The third highest option selected among the English respondents was “Create programs to help existing homeowners stay in their homes” with 36% of English respondents selecting this option. Among the Spanish respondents, the third highest selected option, with 33% of Spanish results, was “Make it easier to build new housing in unincorporated Marin County.”

Responses	English	Spanish	Combined
Increase the amount of housing that is affordable to moderate, low, and very low- income residents	382 (57%)	63 (73%)	445 (59%)
Make it easier to build new housing in unincorporated Marin County	180 (27%)	28 (33%)	208 (28%)
Create programs to help existing homeowners stay in their homes	238 (36%)	11 (13%)	249 (33%)
Target efforts to address inequities in the housing market, including discrimination in renting	213 (32%)	15 (17%)	228 (30%)
Increase homeownership opportunities for moderate, low- and very-low-income residents	313 (47%)	40 (47%)	353 (47%)
Improve substandard housing conditions	176 (26%)	24 (28%)	200 (27%)
Other (please specify)	170 (25%)	7 (8%)	177 (23%)
Total	668 English respondents	86 Spanish respondents	754 combined respondents

Summary of additional comments included:

- A desire to build more moderate and low-income housing
- Desire for more programs that support affordable homeownership
- Support for current residents to be able to stay in Marin
- Suggestions to keep higher density developments near transportation, in city centers, and where infrastructure for utilities already exists
- Desire to preserve the open space, parks, and agricultural land within the County
- Concerns about how the character of towns and neighborhoods might change with higher density
- Concerns for limited water due to drought
- Concerns for increased traffic due to more housing
- Hesitancy for increased density and more development

Question 11. There is insufficient housing in my community for (please select all that apply).

The top three choices by the combined responses were:

- Low-income households (59%)
- Families with children (35%)
- Older adults: seniors, elderly (34%)

Responses	English	Spanish	Combined
Families with children	202 (32%)	49 (62%)	251 (35%)
Low-income households	369 (58%)	53 (67%)	422 (59%)
Older adults (Seniors, Elderly)	235 (37%)	8 (10%)	243 (34%)
Single individuals	189 (29%)	10 (13%)	199 (28%)
Persons with disabilities	156 (24%)	7 (9%)	163 (23%)
I don't know	129 (20%)	4 (5%)	133 (18%)
Other (please specify)	108 (17%)	3 (4%)	111 (15%)
Total	641 English respondents	79 Spanish respondents	720 combined respondents

Note: Percentages will total over 100% since respondents were allowed to select multiple options.

Summary of additional comments included:

- Desire for more rental options
- Insufficient housing for local workers resulting in workers having to live outside of Marin County
- Lack of options for those experiencing and/or are at risk of homelessness
- Insufficient housing for middle-income families, single individuals, and older adults
- Support for more moderate- to low-income housing
- Concerns about how diversity has decreased over the years
- Desire to preserve open land space and parks within the county
- Concerns of expansion due to climate change impacts
- Sentiment that there was already sufficient housing in Marin County

Question 12. Please identify the top barrier to affordable housing.

The top barrier to affordable housing according to the respondents is the limited available of affordable units (55% of combined results, and 60% of English-only responses). Spanish respondents selected the lack of resources to help find affordable housing as their top barrier (64% of Spanish-only results).

Responses	English	Spanish	Combined
Lack of resources to help find affordable housing	64 (10%)	50 (64%)	114 (16%)
Limited availability of affordable units	376 (60%)	8 (10%)	384 (55%)
Long waitlists	32 (5%)	13 (17%)	45 (6%)
Quality of affordable housing does not meet my standards	30 (5%)	3 (4%)	33 (5%)
Other (please specify)	123 (20%)	4 (5%)	127 (18%)
Total	625 English respondents	78 Spanish respondents	703 combined respondents

Summary of additional existing barriers included:

- NIMBY (“not in my back yard”) housing policies
- Insufficient water supply
- Lack of rental opportunities
- General lack of affordable housing
- Limited homeownership opportunities or inundated waitlists for homeownership
- Lack of affordable housing due to city regulations such as zoning, permit fees, etc.
- Low paying jobs and lack of living wages is a barrier of entry to living in Marin
- Desire to keep Marin County population small and build more densely in other places outside of Marin County such as San Francisco
- Pushback against building affordable housing
- Some respondents believe there are no barriers or that this is a marketplace issue

Question 13. Please share any other comments you have related to housing in Marin County

	English	Spanish	Combined
Total	380 English respondents	50 Spanish respondents	430 combined respondents

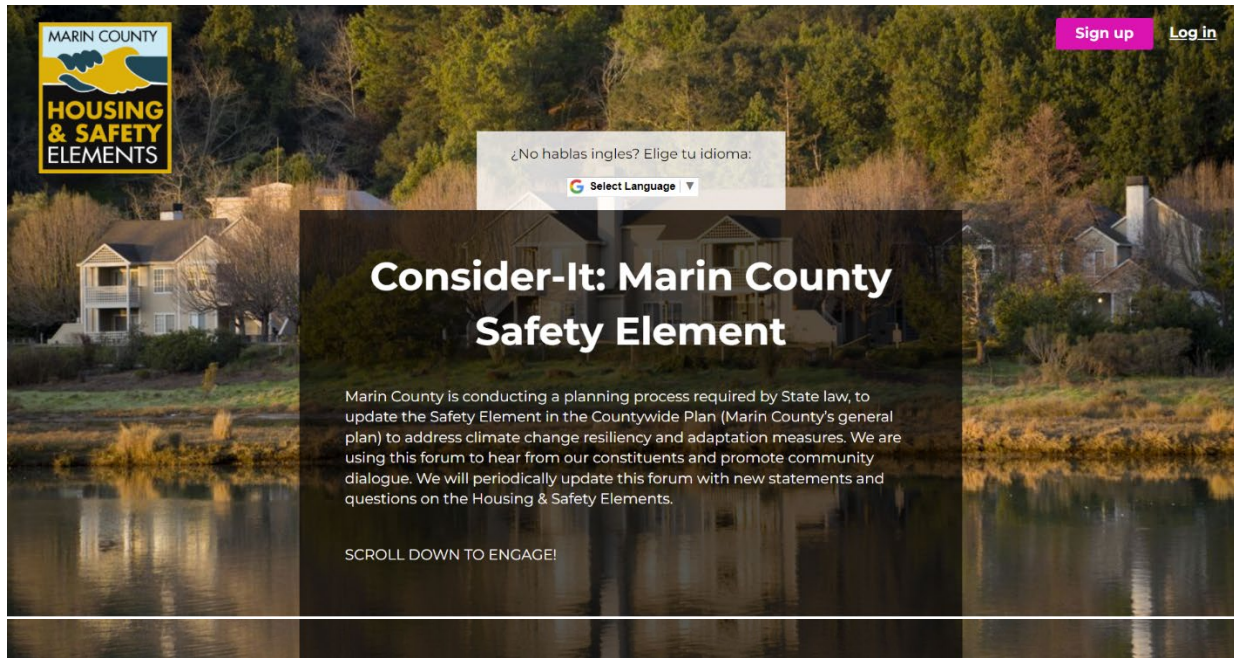
The following summarizes the key themes mentioned in the 430 comments:

- Support for more low-income to middle-income housing
- Support for affordable units for seniors
- Support for additional workforce housing
- Frustration with housing barriers such as limited availability and long waitlists
- Concern for how additional units may affect the strained local water supply
- A desire for infrastructure issues such as limited water supply, transportation (increased traffic and road damage), and flooding concerns, to be addressed before building additional units
- Respondents shared that regulatory burdens slow down development
- Desire to keep existing open land space preserved
- A desire to keep Marin population less dense
- Concern for short term rentals and/or vacation rentals that take homes off the market for long term renters
- Concern over existing inequitable housing practices and discrimination

Appendix

Attached are additional documents, including:

- Charts summarizing English and Spanish results (in PowerPoint File)
- Summarized data for English and Spanish results, with list of additional comments (in Excel File)
- Full raw data from survey results (in Excel File)



[Create an Account](#) to share your thoughts

The forum host has set participation to anonymous, so you won't be able to see the identity of others at this time.

⌵ Hazards: Threats & Opportunities

There are a range of hazards that may impact Marin County communities. Use the slider to show how big of an impact each hazard is to you and your community. Tell us how each hazard is a threat (cons) to you and what opportunities or solutions (pros) we should consider to minimize the effects of each hazard. Use the slider to express the level of impact each hazard will have on you, and then use the cons/pros comment section to help explain your response.

sort by: **Trending**

All opinions Just you Custom view

• **Drought**

Added: 10/19/2021 | 2 pros and cons



• **Severe Weather**

Added: 10/19/2021 | 2 pros and cons



• **Wildfire**

Added: 10/19/2021 | 0 pros and cons



• **Flooding**

Added: 10/19/2021 | 1 pro or con



• **Extreme Heat**

Added: 10/19/2021 | 1 pro or con



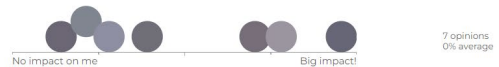
• **Sea Level Rise**

Added: 10/19/2021 | 0 pros and cons



• **Subsidence**

Added: 10/19/2021 | 1 pro or con



• **Landslide**

Added: 10/19/2021 | 0 pros and cons



Potential Ideas & Strategies

The statements below are early ideas for the public to consider, and some are ideas from other jurisdictions. Tell us if you support or oppose each statement. Leave your comments in the cons & pros section for each statement to help us understand why.

sort by: Trending ▼

All opinions Just you Custom view

- **The County should provide incentives and/or subsidies to property owners for protecting their assets from environmental hazards.**

Added: 10/19/2021 | 1 pro or con



- **The County should establish an economic recovery fund that enables swift and equitable recovery from the impacts of environmental hazards.**

Added: 10/19/2021 | 1 pro or con



- **Marin County should focus on protecting the most vulnerable and highly impacted populations first from environmental and climate related impacts.**

Added: 10/19/2021 | 2 pros and cons



- **Property owners should be responsible for making modifications to structures in order to minimize damage from future hazards.**

Added: 10/19/2021 | 0 pros and cons



How prepared are you for an emergency?

Tell us how prepared or ready you are in case of an emergency caused by a natural disaster or environmental hazard impacting your home or community.

sort by: Trending ▼

All opinions Just you Custom view

- **In case of an evacuation, do you have an alternative place to stay or cash for a hotel or other lodging?**

Added: 10/19/2021 | 0 pros and cons



- **If you have to move or lose your home due to a natural disaster, could you afford to find another place to live within Marin County?**

Added: 10/19/2021 | 0 pros and cons



- **Does your community have an emergency preparedness plan ready in case of a natural disaster emergency?**

Added: 10/19/2021 | 0 pros and cons



- **How well prepared is your household for an emergency?**

Added: 10/19/2021 | 0 pros and cons



- **Do you have an evacuation plan in place?**

Added: 10/19/2021 | 0 pros and cons





Marin County Housing Element Candidate Housing Sites and Selection Process Comments

Summary

Marin County conducted a robust process to share information and to solicit feedback on the process used to identify housing sites for inclusion in the Marin County Housing Element. The County is required by state law to prepare a plan which identifies sites where its assigned Regional Housing Needs Allocation (RHNA) of 3,956 housing units at different income levels can be built. While the County does not build the planned housing, they must, along with the specific sites, provide the zoning and policies and programs to ensure these sites can be developed.

At a December 7th meeting, the Board of Supervisors provided direction on a set of guiding principles to guide the process. One of the principles directed for substantive public engagement. Between late January 2022 and mid-March 2022, the County provided a variety of opportunities and formats for the public to use to share their feedback through written and verbal comments and use of digital tools. They included:

Outreach Opportunity	Comment Methods
On-line community workshop January 20	Participants could ask questions and submit comments in the chat.
County-wide Roads Shows	Ten virtual meetings were conducted at Design Review Board, Community and neighborhood specific locations throughout the County. Depending on the meeting, participants could comment verbally and/or in writing using the chat feature.
Balancing Act Digital Tool*	On-line digital tool that allowed participants to balance the sites to meet a desired number of units. It also allowed for site specific comments. <i>*County staff held 4 sessions of office hours to assist anyone who had questions about how to use the tool.</i>
Marin County Atlas	On-line map that showed natural hazards and constraints to be considered. Users could consult the details of a specific property and make site specific comments.

To make it easier for the team to review the comments, the attached tables were created to organize the written comments submitted using various tools. They are attached to this document as an appendix.

Marin County Housing Element: Candidate Housing Sites and Selection Process Comments Received via Email or Balancing Act Submissions – Key Themes

PCL—Incorrect or Inconsistent Categorization of Parcels: Parcels have been incorrectly or arbitrarily categorized in the Draft Candidate Housing Sites List.

INF—Limited Infrastructure: Sites have limited infrastructure and/or limited capacity to support sufficient infrastructure for more development.

SER—Insufficient / Limited Access to Schools, Services, etc. Sites lack sufficient access to or resources to support schools, proximity to jobs, shopping, and amenities, and other required services.

TRF—Traffic Congestion: Site unsuitable due to traffic congestion

PRK—Lack of Parking: Site unsuitable due to lack of parking

PTR—Lack of Public Transportation: Site lacks access to public transportation

ACT—Lack of Active Transportation Infrastructure: Lack of safe access for pedestrians and bicyclists

NMR—No More Room for Additional Development or Too Much Additional Development Proposed: Site has no more room/infrastructure capacity etc. for development or is already overdeveloped, or the amount of additional development proposed is too much for the site.

SEA—Threat of Sea Level Rise / Current Flooding: Area is prone to sea level rise and/or current flooding. Makes the entire site unsuitable, or development should be limited to levels above the sea rise/flood zone.

NAT—Impacts Natural / Agricultural Resources: development on site will impact natural and/or agricultural resources; located in rural area which is not appropriate for development

CUL—Impacts Cultural Resources: Impacts tribal site or other cultural resources

FIR—Fire Risk / Limited Access for Emergency Services: site unsuitable due to fire risk / limited access for exit or egress in case of fire / limited access for emergency vehicles

WAT—Lack of Water / Septic Water Issues: Not enough water currently or for more development; insufficient clean water and septic issues

HLT—Air Quality / Chemicals / Other Health Impacts: Additional development will impact air quality, add toxins to the environment, or otherwise create negative impacts on community health.

EQT—Inequitable Development / Need for Equitable Development: Affects equitable housing; either it will improve housing equity OR site already has a majority of public housing/low income units in area; or will not assist in providing equitable housing / improving housing equity.

GDL—Good location: Identified as good location for housing; may be some caveats

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
1009 Idleberry (Lucas Valley/Marinwood)	I am concerned since I never received this notice. I learned about it from one neighbor on Thursday 2/24. How were property owners in this area notified? How many homeowners have you contacted. I don't know any who has been notified except the neighbor that told me. Please give me the courtesy of a response. This is a lovely area but with many limitations & constraints for development – infrastructure limited ingress & egress on Lucas Valley Road schools etc. Additionally this is a WUI wildfire area. A recent minor fire caused limited area evacuations. I was evacuated and this small event caused alarming road congestion. In case of a more extensive fire it would be a disaster.	Email		X	X	X								X				
1501 Lucas Valley Road (Lucas Valley/Marinwood)	I am concerned since I never received this notice. I learned about it from one neighbor on Thursday 2/24. How were property owners in this area notified? How many homeowners have you contacted. I don't know any who has been notified except the neighbor that told me. Please give me the courtesy of a response. This is a lovely area but with many limitations & constraints for development – infrastructure limited ingress & egress on Lucas Valley Road schools etc. Additionally this is a WUI wildfire area. A recent minor fire caused limited area evacuations. I was evacuated and this small event caused alarming road congestion. In case of a more extensive fire it would be a disaster.	Email		X	X	X								X				
223 Shoreline Highway (Tam Junction)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS “F” Of Local Roadways:. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X		X		X	X	X	X	X	X	X		
223 Shoreline Highway (Tam Junction)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS “F” Of Local Roadways:. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X		X		X	X	X	X	X	X	X		
254 Lucas Valley Road near Terra Linda Ridge	I am writing to urge you NOT to approve the Marinwood/Lucas Valley sites under consideration to satisfy the Association of Bay Area Governments Regional Housing Needs Allocation Plan. Developments at these six sites (St. Vincent's School, Marinwood Market, 530 Blackstone Drive, 7 Mt. Lassen, 2 Jeannette Prandi Way, and Lucas Valley Road near Terra Linda Ridge) would result in more than 2300 housing units. While I know that some of the proposed housing is intended for teachers and other critical workers and for low income housing, both of which are important and necessary, it seems like too much development for the infrastructure of this small area. Additionally, all of these proposed development sites are within the Miller Creek School District boundaries and the unfunded impact of these developments on the District would be disastrous. Since the District is currently funded using a Basic Aid Model, it gets no per pupil funding. This means that all the additional students these developments generate will not result in additional funding for the District.	Email		X	X					X							X	
254 Lucas Valley Road near Terra Linda Ridge	I found the online tools for commenting cumbersome and inscrutable, and much too time consuming to use. So, the following are my comments about specific housing allotment recommendations in Marinwood Lucas Valley. Lucas Valley Rd/near terra Linda Ridge: 26 Where is this? Where the stable is now located?	Email																

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
254 Lucas Valley Road Near Terra Linda Ridge	I'm taking this opportunity as a resident of Upper Lucas Valley in Marin to voice my views/concerns about the housing sites under consideration in my area: In general: I don't know what constitutes median vs low income, but in general I support add'l housing strategically placed and sensitively designed (to minimize negative impact on the environment and established communities) for essential workers such as school teachers, sheriff, police & fire dept and hospital staffers, many of whom currently commute long distances to work in the areas they serve. I'd like to see new homeownership opportunities (at below market rates) made available to these workers, as building more high-priced rental units serves no one but property owners. Sites under consideration in the Marinwood/Lucas Valley areas: St Vincent's School – 1800; Marinwood Market – 136. These are both logical, less problematic sites for development, as they are walkable to the GG bus stop at/near Miller Creek & Marinwood Aves, with quick, easy access to the 101 fwy. I really hope to see sensitive urban planning on the St. Vincents site, so the beautiful open space currently grazed by cows does not become yet another soulless jungle of buildings standing shoulder to shoulder facing the freeway. Speaking as someone who's actually rooting for the Smart Train to not only survive, but thrive: part of any development of these sites should include a bike path/paths to connect either or both to the Civic Center Smart station. And/or a shuttle bus (it's too long to walk for commuters). 530 Blackstone Drive (site of religious house) – 32. I've no knowledge/opinion re: this site. 7 Mt Lassen (site of office park) – 58. 2 Jeannette Prandi Way (site of Juvenile Hall) – 254. My husband & I currently rent an office at 7 Mt. Lassen, so it's news to us that this site's under consideration. It's a beautiful, unique office setting that serves both the Upper and Lower Lucas Valley communities as a place of business to walk to! I'd hate to see that disappear!!! However, I wouldn't be adverse to seeing a portion of the current 7 Mt. Lassen structures converted to work/live spaces, if sensitively planned. Maybe 30%. My comments re: St. Vincents also apply to Jeannette Prandi Way. As long as new development is against the hills with access via Idylberry Rd, away from Lucas Valley Rd, and sensitively planned, I'm not totally adverse to new development. However the # of units proposed is too high!!** Lucas Valley Rd/near terra Linda Ridge: 26. I don't know exactly where this is, but in principle I'm against it. **The problem with all new development close to Lucas Valley Rd is not merely degradation of the scenic route of LVR — but more importantly, adding traffic congestion to a wildfire interface area with a single ingress/egress. I'm an LVHA block captain, and was present and part of the fire evacuation on Sept 1st 2021... a learning experience. It's for this reason that I signed the petition against development in Lucas Valley. I believe that the current Northgate Mall could and should be a site for mixed-use development including low-to median income housing, yet is not on this list of proposed sites. It ticks all the boxes for access to transportation, schools, shopping, etc.	Email	X		X	X			X	X		X		X			X	X
254 Lucas Valley Road near Terra Linda Ridge	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				
254 Lucas Valley Road near Terra Linda Ridge	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X			X					
254 Lucas Valley Road near Terra Linda Ridge	We have seen the preliminary list of potential housing sites for Marin County, including in unincorporated areas such as Marinwood/Lucas Valley, as developed by the ABAG (Regional Housing Needs Allocation Plan), and approved by the California Department of Housing and Community Development. The plan includes 2,412 units within the Lucas Valley / Marinwood area (accounting for 68% of the 3,569 units within unincorporated Marin County). Sites under consideration in the Marinwood / Lucas Valley areas: St Vincent's School - 1,800; Marinwood Market – 136; 530 Blackstone Drive (site of religious house) - 32 7; Mt Lassen (site of office park) – 58; 2 Jeannette Prandi Way (site of Juvenile Hall); 254 LucasValley Rd/near terra Linda Ridge: 26. We are not opposed to some moderate increase of housing units in the area. However, we have some serious concerns regarding these potential sites: (1) The Lucas Valley / Marinwood area currently has less than roughly 1,750 homes, spread across a roughly 3.5 mile valley corridor, almost all of which are single family dwellings, and the overwhelming majority of which are one or two story homes. There are no large multi-unit apartment buildings in this area. The overall magnitude of the increase in units in this area (2,412 units) is disproportionately large compared to the current housing density of the area. The proposed increase would more than double the overall number of housing units in the area. (2) The area to the south and west of St. Vincent's School (east of HWY 101) has been discussed as a potential development site for some time. Although multi-unit housing could easily be developed there, adding 1,800 units would completely overwhelm the property and this very large number of additional units represents an enormous growth for the area, on the same order of units as currently exist in all of Lucas Valley / Marinwood. To fit this large number of units, the development would likely include large three (or more) story structures, which do not currently exist anywhere in this area. (3) The site at 530 Blackstone Drive (current site of religious house) could easily fit a multi-unit development, however 32 units on this site is far too large for the size of the property, which is near the end of a small half-mile residential street, that currently has less than 50 total housing units. (4) The site at 7 Mt. Lassen Drive (currently two relatively small two-story office buildings) is far too small to fit 58 housing units without the new structure extending to three or more stories. (5) The site at 2 Jeannette Prandi Way (south of the Juvenile Hall) is currently an open space area with a loop path that is regularly used by nearby residents (including residents of the nearby senior housing development) as a recreational walking, bike riding, etc. area (and dog walking area). This open space area has been in existence for well over thirty years and is a very popular area regularly used by many residents of the adjoining neighborhoods. A potential development consisting of 254 units on this site would completely eliminate a treasured and much-used open space area and would likely require a multi-story (three or more stories) structure. Very few of the homes in this area of Lucas Valley / Marinwood are more than one story (almost all are one-story Eichler homes). Such a large development is completely out of character with the current land use in this area and should absolutely not be allowed to be developed on this site. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) These potential new housing units would create a very large additional demand for water resources in the Lucas Valley / Marinwood area which are currently very limited. The simple number (2,412) of potential additional housing units in the Lucas Valley / Marinwood area is much too large and would represent an approximate doubling of the current housing density in the area. Each of the proposed developments presents issues regarding the size of new structures (including constructing multi-story structures in areas where there are currently none), and would present issues concerning current resource capacities (including traffic, schools, and water). Thank you for your consideration of these issues when making decisions regarding potential new housing developments in the Lucas Valley / Marinwood area.	Email			X	X				X		X		X				
2800 West Novato Blvd., Novato	If you need MORE " VERY LOW AND LOW INCOME" and " MODERATE INCOME " sites closer to Novato, our property at 2800 West Novato Blvd has plenty of room and space. Thank you. We appreciate all your hard work here	Email																X

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
4260 Sir Francis Drake Boulevard, Woodacre	Hello Supervisor Rodoni, This message is regarding the Housing Element site proposals. Like yourself, I was born and raised in West Marin County. My family has been ranching in Marin for 5 generations, and our love for the land and community runs deep. We understand that there is a need for more affordable housing in Marin, however; We oppose any development at 4260 Sir Francis Drake Boulevard (TUHS). Development on said property would be a detriment to the Valley consider how the lack of public transportation, water access, septic/sewage and the increase of traffic would impact the surrounding area - community, environment and wildlife as a whole. There are many other places in Marin where housing can be developed and integrated into the surrounding area to the benefit of the community. We are asking you to conserve the land at 4260 Sir Francis Drake Boulevard. Thank you for your time.	Email				X		X				X		X	X			
530 Blackstone Drive (Marinwood / Lucas Valley)	(Comment edited for length) The Lucas Valley Homeowner's Association represents 538 homes in the special R-1:B-LV zoning track in Upper Lucas Valley. We, the Board of Directors of the LVHA, would like to give our support for the efforts to increase housing in Marin County, and offer the following input. To begin with, our State Governor's Housing Plan incentivizes housing in urban centers near transportation and services, to reduce reliance on vehicles and their carbon footprint. If the County chooses a path contrary to the State Plan, and not utilize State funding incentives for urban development, then we ask for a reevaluation of the housing sites identified for our Lucas Valley/Marinwood area. As outlined below, areas 1 - 3 are both contrary to the RHNA requirements and pose a danger for emergency evacuations. There are several sites identified as potential home building sites in our area. 1. Lucas Valley Road / Mt Muir Court 2. Juvenile Detention Center/Jeanette Prandi Way 3. 7 Mt Lassen 4. 530 Blackstone Dr 5. Marinwood Market area. We agree that the Marinwood Market area is a suitable site. It is close to freeway access and has sufficient infrastructure in place, including amenities like food and gas, and can easily absorb new development. Ironically, the relative quantity proposed/identified at this site is comparably less than the quantity for site #2 above, which is a much less suitable site as shown in following comments. There are several factors that make areas 1 - 3 only marginally suitable for new building sites, and therefore should, at best, be only allowed limited building. Factors include: High Wildfire Risk - Single Limited Evacuation Route. Water Shortages. Lack of Infill Infrastructure. Building Atop Unmarked Graves. Zoning Restrictions: The special zoning district for Upper Lucas Valley (R-1:B-LV) limits most buildings to a single story. The district was created in order to adhere to the architectural vision and design aesthetic of Joseph Eichler, a renowned architect highly influential in modern architecture. The existing low income senior living homes on Jeanette Prandi Way are likewise single story. If a housing development is allowed near the Juvenile Detention Center site, 7 Mt. Lassen, or Muir Court, they would have to be single story to maintain the character of the surrounding architectural landscape. This would limit the number of units allowed at these sites. Juvenile Detention Center: The concept of constructing multi-family housing at or adjacent to the Detention Center poses challenging logistical and feasibility issues. The County's attempts to reduce juvenile incarceration has been largely successful; however, not to the point where closure of the facility is possible. Marin County's criminal justice program continues to call for incarceration of violent youth offenders, and does not currently have an alternative detention facility. Consequently, any new housing at the Jeanette Prandi location would be adjacent to the Detention Center. It may be quite difficult to convince a developer to invest in a location where part of the "selling pitch" to residents is proximity to a detention center, particularly given that the facilities at Juvenile Hall are in major disrepair. Long History of Racial Parity. Among the factors the County is reviewing in selecting sites is historical discrimination. Our community has no such history and should not, therefore, be a priority for desegregation. Unlike many restrictive covenants in other neighborhoods in Marin County and across California, our CC&Rs have never contained language restricting homeownership based on race, creed, color or religion. Our community celebrates diversity, and we want to make clear we have no history of resisting it. Indeed, it has been reported by original LVHA members that our community attracted a large number of buyers of Asian descent as it was one of the few areas that they were not discriminated from buying into. Locating Housing Near Services and Transportation: The Board of Supervisors affirmed several principles for deciding potential Housing sites and distribution in 12/2021. The potential Housing sites listed for the Lucas Valley communities seem to ignore the mandate for locating housing near services and transportation. The Lucas Valley Community believes the County should be practical and realistic in identifying sites to satisfy the RHNA requirements that do not create a danger to existing communities, will actually serve the goals of the housing mandate, and that show homage to our beautiful and historically significant community. We respectfully request the County to rethink its "rural" VS "urban" housing development plans in light of the State's most recent Urban Housing strategy and funding incentives.	Email (See Email Comments Received.PDF, pp. 173-178)		X		X				X		X	X	X	X		X	
530 Blackstone Drive (Marinwood / Lucas Valley)	I am writing to urge you NOT to approve the Marinwood/Lucas Valley sites under consideration to satisfy the Association of Bay Area Governments Regional Housing Needs Allocation Plan. Developments at these six sites (St. Vincent's School, Marinwood Market, 530 Blackstone Drive, 7 Mt. Lassen, 2 Jeannette Prandi Way, and Lucas Valley Road near Terra Linda Ridge) would result in more than 2300 housing units. While I know that some of the proposed housing is intended for teachers and other critical workers and for low income housing, both of which are important and necessary, it seems like too much development for the infrastructure of this small area. Additionally, all of these proposed development sites are within the Miller Creek School District boundaries and the unfunded impact of these developments on the District would be disastrous. Since the District is currently funded using a Basic Aid Model, it gets no per pupil funding. This means that all the additional students these developments generate will not result in additional funding for the District.	Email		X	X					X							X	
530 Blackstone Drive (Marinwood / Lucas Valley)	I found the online tools for commenting cumbersome and inscrutable, and much too time consuming to use. So, the following are my comments about specific housing allotment recommendations in Marinwood Lucas Valley: 530 Blackstone Drive (site of religious house) - 32 ???	Email																
530 Blackstone Drive (Marinwood / Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				
530 Blackstone Drive (Marinwood / Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
530 Blackstone Drive (Marinwood / Lucas Valley)	We have seen the preliminary list of potential housing sites for Marin County, including in unincorporated areas such as Marinwood/Lucas Valley, as developed by the ABAG (Regional Housing Needs Allocation Plan), and approved by the California Department of Housing and Community Development. The plan includes 2,412 units within the Lucas Valley / Marinwood area (accounting for 68% of the 3,569 units within unincorporated Marin County). Sites under consideration in the Marinwood / Lucas Valley areas: St Vincent's School - 1,800; Marinwood Market – 136; 530 Blackstone Drive (site of religious house) - 327; Mt Lassen (site of office park) – 58; 2 Jeannette Prandi Way (site of Juvenile Hall); 254 LucasValley Rd/near terra Linda Ridge: 26. We are not opposed to some moderate increase of housing units in the area. However, we have some serious concerns regarding these potential sites: (1) The Lucas Valley / Marinwood area currently has less than roughly 1,750 homes, spread across a roughly 3.5 mile valley corridor, almost all of which are single family dwellings, and the overwhelming majority of which are one or two story homes. There are no large multi-unit apartment buildings in this area. The overall magnitude of the increase in units in this area (2,412 units) is disproportionately large compared to the current housing density of the area. The proposed increase would more than double the overall number of housing units in the area. (2) The area to the south and west of St. Vincent's School (east of HWY 101) has been discussed as a potential development site for some time. Although multi-unit housing could easily be developed there, adding 1,800 units would completely overwhelm the property and this very large number of additional units represents an enormous growth for the area, on the same order of units as currently exist in all of Lucas Valley / Marinwood. To fit this large number of units, the development would likely include large three (or more) story structures, which do not currently exist anywhere in this area. (3) The site at 530 Blackstone Drive (current site of religious house) could easily fit a multi-unit development, however 32 units on this site is far too large for the size of the property, which is near the end of a small half-mile residential street, that currently has less than 50 total housing units. (4) The site at 7 Mt. Lassen Drive (currently two relatively small two-story office buildings) is far too small to fit 58 housing units without the new structure extending to three or more stories. (5) The site at 2 Jeannette Prandi Way (south of the Juvenile Hall) is currently an open space area with a loop path that is regularly used by nearby residents (including residents of the nearby senior housing development) as a recreational walking, bike riding, etc. area (and dog walking area). This open space area has been in existence for well over thirty years and is a very popular area regularly used by many residents of the adjoining neighborhoods. A potential development consisting of 254 units on this site would completely eliminate a treasured and much-used open space area and would likely require a multi-story (three or more stories) structure. Very few of the homes in this area of Lucas Valley / Marinwood are more than one story (almost all are one-story Eichler homes). Such a large development is completely out of character with the current land use in this area and should absolutely not be allowed to be developed on this site. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) These potential new housing units would create a very large additional demand for water resources in the Lucas Valley / Marinwood area which are currently very limited. The simple number (2,412) of potential additional housing units in the Lucas Valley / Marinwood area is much too large and would represent an approximate doubling of the current housing density in the area. Each of the proposed developments presents issues regarding the size of new structures (including constructing multi-story structures in areas where there are currently none), and would present issues concerning current resource capacities (including traffic, schools, and water). Thank you for your consideration of these issues when making decisions regarding potential new housing developments in the Lucas Valley / Marinwood area.	Email			X	X				X		X			X			
6 Jeanette Prandi Way (Lucas Valley)	I am concerned since I never received this notice. I learned about it from one neighbor on Thursday 2/24. How were property owners in this area notified? How many homeowners have you contacted. I don't know any who has been notified except the neighbor that told me. Please give me the courtesy of a response. This is a lovely area but with many limitations & constraints for development – infrastructure limited ingress & egress on Lucas Valley Road schools etc. Additionally this is a WUI wildfire area. A recent minor fire caused limited area evacuations. I was evacuated and this small event caused alarming road congestion. In case of a more extensive fire it would be a disaster.	Email		X	X	X								X				
6900 Sir Francis Drive Boulevard (San Geronino)	I could not access the Balancing Site work area so I am submitting these comments here. SGV is an amazing place to be due to low development. I have had the benefit of living here 25 years. What is being proposed in both of the areas of the School property and at the Gold Course are for higher end homes. Higher end homes are not a help for our community. We need homes for families with kids, We need Senior housing. We don't need another 127 above moderate income homes. Have some vision. Create a place with a grocery store, deli, and place for people to meet. Create Senior housing. Have ability to share vehicles. This area could become a hub for our community to use and support. It is also a sensitive environmental area. It used to be where water would spread out when it rained and slowly sink into the ground providing water all year round for the fish. More concrete and asphalt = more runoff. This vision of 98 separate high end homes here is not fitting to the rural area of our valley. It is just going to bring in more people who want a rural lifestyle from other areas and NOT give our locals homes. Every day, people, and families are looking for homes. Renters are being pushed out. It is unaffordable to live here. Solve the problem we have now, housing for our locals. Not bring more people here. Also, the place being considered at 6900 Sir Francis Drake is a privately owned place. Owned by a family that owns quite a bit of property in the Valley as it is. I certainly hope public monies are not going to rehab this property.	Email								X		X					X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GBL	
7 Mt. Lassen (Marinwood / Lucas Valley)	(Comment edited for length) The Lucas Valley Homeowner's Association represents 538 homes in the special R-1:B-LV zoning track in Upper Lucas Valley. We, the Board of Directors of the LVHA, would like to give our support for the efforts to increase housing in Marin County, and offer the following input. To begin with, our State Governor's Housing Plan incentivizes housing in urban centers near transportation and services, to reduce reliance on vehicles and their carbon footprint. If the County chooses a path contrary to the State Plan, and not utilize State funding incentives for urban development, then we ask for a reevaluation of the housing sites identified for our Lucas Valley/Marinwood area. As outlined below, areas 1 - 3 are both contrary to the RHNA requirements and pose a danger for emergency evacuations. There are several sites identified as potential home building sites in our area. 1. Lucas Valley Road / Mt Muir Court 2. Juvenile Detention Center/Jeanette Prandi Way 3. 7 Mt Lassen 4. 530 Blackstone Dr 5. Marinwood Market area. We agree that the Marinwood Market area is a suitable site. It is close to freeway access and has sufficient infrastructure in place, including amenities like food and gas, and can easily absorb new development. Ironically, the relative quantity proposed/identified at this site is comparably less than the quantity for site #2 above, which is a much less suitable site as shown in following comments. There are several factors that make areas 1 - 3 only marginally suitable for new building sites, and therefore should, at best, be only allowed limited building. Factors include: High Wildfire Risk - Single Limited Evacuation Route. Water Shortages. Lack of Infill Infrastructure. Building Atop Unmarked Graves. Zoning Restrictions: The special zoning district for Upper Lucas Valley (R-1:B-LV) limits most buildings to a single story. The district was created in order to adhere to the architectural vision and design aesthetic of Joseph Eichler, a renowned architect highly influential in modern architecture. The existing low income senior living homes on Jeanette Prandi Way are likewise single story. If a housing development is allowed near the Juvenile Detention Center site, 7 Mt. Lassen, or Muir Court, they would have to be single story to maintain the character of the surrounding architectural landscape. This would limit the number of units allowed at these sites. Juvenile Detention Center: The concept of constructing multi-family housing at or adjacent to the Detention Center poses challenging logistical and feasibility issues. The County's attempts to reduce juvenile incarceration has been largely successful; however, not to the point where closure of the facility is possible. Marin County's criminal justice program continues to call for incarceration of violent youth offenders, and does not currently have an alternative detention facility. Consequently, any new housing at the Jeanette Prandi location would be adjacent to the Detention Center. It may be quite difficult to convince a developer to invest in a location where part of the "selling pitch" to residents is proximity to a detention center, particularly given that the facilities at Juvenile Hall are in major disrepair. Long History of Racial Parity. Among the factors the County is reviewing in selecting sites is historical discrimination. Our community has no such history and should not, therefore, be a priority for desegregation. Unlike many restrictive covenants in other neighborhoods in Marin County and across California, our CC&Rs have never contained language restricting homeownership based on race, creed, color or religion. Our community celebrates diversity, and we want to make clear we have no history of resisting it. Indeed, it has been reported by original LVHA members that our community attracted a large number of buyers of Asian descent as it was one of the few areas that they were not discriminated from buying into. Locating Housing Near Services and Transportation: The Board of Supervisors affirmed several principles for deciding potential Housing sites and distribution in 12/2021. The potential Housing sites listed for the Lucas Valley communities seem to ignore the mandate for locating housing near services and transportation. The Lucas Valley Community believes the County should be practical and realistic in identifying sites to satisfy the RHNA requirements that do not create a danger to existing communities, will actually serve the goals of the housing mandate, and that show homage to our beautiful and historically significant community. We respectfully request the County to rethink its "rural" VS "urban" housing development plans in light of the State's most recent Urban Housing strategy and funding incentives.	Email (See Email Comments Received.PDF, pp. 173-178)			X		X				X		X	X	X	X		X	
7 Mt. Lassen (Marinwood / Lucas Valley)	I am concerned since I never received this notice. I learned about it from one neighbor on Thursday 2/24. How were property owners in this area notified? How many homeowners have you contacted. I don't know any who has been notified except the neighbor that told me. Please give me the courtesy of a response. This is a lovely area but with many limitations & constraints for development – infrastructure limited ingress & egress on Lucas Valley Road schools etc. Additionally this is a WUI wildfire area. A recent minor fire caused limited area evacuations. I was evacuated and this small event caused alarming road congestion. In case of a more extensive fire it would be a disaster.	Email			X	X	X								X				
7 Mt. Lassen (Marinwood / Lucas Valley)	I am writing to urge you NOT to approve the Marinwood/Lucas Valley sites under consideration to satisfy the Association of Bay Area Governments Regional Housing Needs Allocation Plan. Developments at these six sites (St. Vincent's School, Marinwood Market, 530 Blackstone Drive, 7 Mt. Lassen, 2 Jeannette Prandi Way, and Lucas Valley Road near Terra Linda Ridge) would result in more than 2300 housing units. While I know that some of the proposed housing is intended for teachers and other critical workers and for low income housing, both of which are important and necessary, it seems like too much development for the infrastructure of this small area. Additionally, all of these proposed development sites are within the Miller Creek School District boundaries and the unfunded impact of these developments on the District would be disastrous. Since the District is currently funded using a Basic Aid Model, it gets no per pupil funding. This means that all the additional students these developments generate will not result in additional funding for the District.	Email			X	X					X							X	
7 Mt. Lassen (Marinwood / Lucas Valley)	I found the online tools for commenting cumbersome and inscrutable, and much too time consuming to use. So, the following are my comments about specific housing allotment recommendations in Marinwood Lucas Valley. 7 Mt Lassen (site of office park) - 58: Would this replace office park? If so 58 apartments or condos seems reasonable. No market rate	Email															X	X	
7 Mt. Lassen (Marinwood / Lucas Valley)	I'm taking this opportunity as a resident of Upper Lucas Valley in Marin to voice my views/concerns about the housing sites under consideration in my area: In general: I don't know what constitutes median vs low income, but in general I support add'l housing strategically placed and sensitively designed (to minimize negative impact on the environment and established communities) for essential workers such as school teachers, sheriff, police & fire dept and hospital staffers, many of whom currently commute long distances to work in the areas they serve. I'd like to see new homeownership opportunities (at below market rates) made available to these workers, as building more high-priced rental units serves no one but property owners. Sites under consideration in the Marinwood/Lucas Valley areas: St Vincent's School – 1800; Marinwood Market – 136. These are both logical, less problematic sites for development, as they are walkable to the GG bus stop at/near Miller Creek & Marinwood Aves, with quick, easy access to the 101 fwy. I really hope to see sensitive urban planning on the St. Vincents site, so the beautiful open space currently grazed by cows does not become yet another soulless jungle of buildings standing shoulder to shoulder facing the freeway. Speaking as someone who's actually rooting for the Smart Train to not only survive, but thrive: part of any development of these sites should include a bike path/paths to connect either or both to the Civic Center Smart station. And/or a shuttle bus (it's too long to walk for commuters).530 Blackstone Drive (site of religious house) – 32. I've no knowledge/opinion re: this site. 7 Mt Lassen (site of office park) – 58. 2 Jeannette Prandi Way (site of Juvenile Hall) – 254. My husband & I currently rent an office at 7 Mt. Lassen, so it's news to us that this site's under consideration. It's a beautiful, unique office setting that serves both the Upper and Lower Lucas Valley communities as a place of business to walk to! I'd hate to see that disappear!!! However, I wouldn't be adverse to seeing a portion of the current 7 Mt. Lassen structures converted to work/live spaces, if sensitively planned. Maybe 30%. My comments re: St. Vincents also apply to Jeannette Prandi Way. As long as new development is against the hills with access via Idylberry Rd, away from Lucas Valley Rd, and sensitively planned, I'm not totally adverse to new development. However the # of units proposed is too high!** Lucas Valley Rd/near terra Linda Ridge: 26. I don't know exactly where this is, but in principle I'm against it. **The problem with all new development close to Lucas Valley Rd is not merely degradation of the scenic route of LVR — but more importantly, adding traffic congestion to a wildfire interface area with a single ingress/egress. I'm an LVHA block captain, and was present and part of the fire evacuation on Sept 1st 2021... a learning experience. It's for this reason that I signed the petition against development in Lucas Valley. I believe that the current Northgate Mall could and should be a site for mixed-use development including low-to median income housing, yet is not on this list of proposed sites. It ticks all the boxes for access to transportation, schools, shopping, etc.	Email		X		X	X						X		X		X	X	
7 Mt. Lassen (Marinwood / Lucas Valley)	Thank you for taking time to read over my thoughts on the new housing developments proposed for Jeanette Prandi Way, Mount Muir Court, Marinwood Plaza and 7 Lassen. As a Marin County native of 58 years and a Lucas valley resident of 26 years, I am surprised that these projects are so close to approval without adequate community outreach and input. There are many items of concern that I don't feel have been adequately answered for me to support these developments. At this time I am strongly opposed to these developments. I am respectfully requesting more time for our community to better understand these proposals and how we can collaboratively help the County solve its low income housing challenges.	Email																	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
7 Mt. Lassen (Marinwood / Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				
7 Mt. Lassen (Marinwood / Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				
7 Mt. Lassen (Marinwood / Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 4: Consider Environmental Hazards: Juvi/Jeanette Prandi & Mt Lassen housing expansion would impact LUCAS VALLEY Road traffic, especially during school /work commutes and also impact evacuation routes out of the valley. This road is also heavily used by bikers/cars en route to west marin.	Email				X				X				X				
7 Mt. Lassen (Marinwood / Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 4: Consider Environmental Hazards: Juvi/Jeanette Prandi & Mt Lassen housing expansion would impact LUCAS VALLEY Road traffic, especially during school /work commutes and also impact evacuation routes out of the valley. This road is also heavily used by bikers/cars en route to west marin.	Email				X				X				X				
7 Mt. Lassen (Marinwood / Lucas Valley)	We have seen the preliminary list of potential housing sites for Marin County, including in unincorporated areas such as Marinwood/Lucas Valley, as developed by the ABAG (Regional Housing Needs Allocation Plan), and approved by the California Department of Housing and Community Development. The plan includes 2,412 units within the Lucas Valley / Marinwood area (accounting for 68% of the 3,569 units within unincorporated Marin County). Sites under consideration in the Marinwood / Lucas Valley areas: St Vincent's School - 1,800; Marinwood Market – 136; 530 Blackstone Drive (site of religious house) - 32 7; Mt Lassen (site of office park) – 58; 2 Jeannette Prandi Way (site of Juvenile Hall); 254 LucasValley Rd/near terra Linda Ridge: 26. We are not opposed to some moderate increase of housing units in the area. However, we have some serious concerns regarding these potential sites: (1) The Lucas Valley / Marinwood area currently has less than roughly 1,750 homes, spread across a roughly 3.5 mile valley corridor, almost all of which are single family dwellings, and the overwhelming majority of which are one or two story homes. There are no large multi-unit apartment buildings in this area. The overall magnitude of the increase in units in this area (2,412 units) is disproportionately large compared to the current housing density of the area. The proposed increase would more than double the overall number of housing units in the area. (2) The area to the south and west of St. Vincent's School (east of HWY 101) has been discussed as a potential development site for some time. Although multi-unit housing could easily be developed there, adding 1,800 units would completely overwhelm the property and this very large number of additional units represents an enormous growth for the area, on the same order of units as currently exist in all of Lucas Valley / Marinwood. To fit this large number of units, the development would likely include large three (or more) story structures, which do not currently exist anywhere in this area. (3) The site at 530 Blackstone Drive (current site of religious house) could easily fit a multi-unit development, however 32 units on this site is far too large for the size of the property, which is near the end of a small half-mile residential street, that currently has less than 50 total housing units. (4) The site at 7 Mt. Lassen Drive (currently two relatively small two-story office buildings) is far too small to fit 58 housing units without the new structure extending to three or more stories. (5) The site at 2 Jeannette Prandi Way (south of the Juvenile Hall) is currently an open space area with a loop path that is regularly used by nearby residents (including residents of the nearby senior housing development) as a recreational walking, bike riding, etc. area (and dog walking area). This open space area has been in existence for well over thirty years and is a very popular area regularly used by many residents of the adjoining neighborhoods. A potential development consisting of 254 units on this site would completely eliminate a treasured and much-used open space area and would likely require a multi-story (three or more stories) structure. Very few of the homes in this area of Lucas Valley / Marinwood are more than one story (almost all are one-story Eichler homes). Such a large development is completely out of character with the current land use in this area and should absolutely not be allowed to be developed on this site. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) These potential new housing units would create a very large additional demand for water resources in the Lucas Valley / Marinwood area which are currently very limited. The simple number (2,412) of potential additional housing units in the Lucas Valley / Marinwood area is much too large and would represent an approximate doubling of the current housing density in the area. Each of the proposed developments presents issues regarding the size of new structures (including constructing multi-story structures in areas where there are currently none), and would present issues concerning current resource capacities (including traffic, schools, and water). Thank you for your consideration of these issues when making decisions regarding potential new housing developments in the Lucas Valley / Marinwood area.	Email				X	X			X		X		X				
7 Mt. Lassen (Marinwood / Lucas Valley)	With respect to the Lucas Valley sites being considered as potential housing sites, I submit the following comments: Sites located at 7 Mt. Lassen Drive and at Lucas Valley Road/Mt Muir near Terra Linda Ridge fail to comply with stated criteria for site selection. These sites present environmental hazards, including high fire danger as exhibited last August when a wildfire approached housing and traffic became a hazard. These areas also fail to provide access to transportation, jobs, services, and amenities. Lucas Valley is an inappropriate choice. In addition, all of the Lucas Valley sites are in the wildland urban interface (WUI) zones that contradict Governor Newson's priorities to shift housing away from rural wildfire-prone areas and closer to urban centers.	Email	X			X		X		X		X		X				
70 Oxford Drive, Santa Venetia	RE: APN 180-261-10 Address: 70 Oxford Drive. The undersigned is owner of this large (27.8 acres, or approx. 1,211,000 sf) parcel. As currently zoned A2B2 (minimum lot size of 10,000 sf), it is extraordinarily and technically suitable for numerous residences. To help the County and the State to meet their Housing target, we agree with and welcome the proposed suggestion of multiple possible residences on this acreage, but suggest the number be reduced to a maximum of five (5). This necessarily lower number would result in (A) lot sizes more consistent with the surrounding neighborhood, as specifically recommended in the Santa Venetia Community Plan; (B) smaller homes consistent with the affordability targets; (C) lot configurations more accessible (requiring less ground disturbance) and least likely to conflict with numerous environmental and cultural constraints extant on the site; and (D) a density nearly ten times less than the initial proposal, thus significantly less negative impact on the current traffic congestion on NSPR which is the sole access/egress to Santa Venetia.	Email	X			X				X		X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
B - 160 Shoreline Highway (Almonte)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X			X					X	X		X			X	
B - 160 Shoreline Highway (Almonte)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X		X		X	X	X	X	X	X	X		

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
B - 160 Shoreline Highway (Almonte)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways:. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X	X	X	X		X		X	X	X	X	X	X		
B - 160 Shoreline Highway (Almonte)	As a concerned Mill Valley resident, I am writing to endorse TamAlmonte's letter to you re. the merits of Tam Valley, Almonte, & Manzanita Draft Candidate Housing Sites. Please think very carefully about sites, due to concerns about flooding, traffic and at times extreme fore danger with needed evacuation routes.	Email				X					X			X				
B - 160 Shoreline Highway (Almonte)	ATTACHMENT from Tam Design Review Board: Suggested Additional Policies to be Included in the Housing Element: 1. Wildfire Risk: Use mathematical modeling to investigate and predict wildfire risk. Prohibit the building of housing (even ADUs) in fire critical areas. 2. Flood Risk: Prohibit new housing in areas at risk of flooding from storm surge or sea level rise. 3. Bothin Marsh: Require all new development adjacent to Bothin Marsh to supplement and follow the policies that are designed to preserve the marsh. Given the County's recent efforts to restore and preserve the marsh, it makes no sense to select a site adjacent to the marsh for any form of dense development. 4. Evacuations: Require that new housing development along Shoreline Highway trigger a study and redesign of the traffic patterns to ensure that any new housing development in that area will not worsen traffic or increase the threat to life safety during an evacuation. Any assessment of traffic impacts of emergency evacuation should include new housing developments in the City of Mill Valley, as Shoreline Highway is the only exit should East Blithedale become blocked. 5. Short Term Rentals: Eliminate short-term rentals completely, or allow only on-site, owner-occupied properties to have short-term rentals. If someone does not live on-site, then the property is arguably an investment property only, and any claim of the need for that short-term rental income can be disregarded. This would enable ADUs to be counted toward the Housing Element numbers (see item #10). 6. Vacancies: Create a County mandated vacancy tax (as San Francisco is presently considering) to create disincentives for leaving housing units empty. Exemptions could be made for work from home or dwellings under a certain square footage if the homeowner works from home or needs the space for their own dwelling use. This has been documented to establish new housing units and therefore could be counted toward the housing numbers. 7. Speculative Investment: Eliminate corporate ownership of housing of up to 4 units. This will stop speculative over-bidding of properties (which drives up housing costs) and land banking (which is performed to drive up the value for the investors.) This is crucial for market rate units that do not have controls over ownership. If dwelling units are constructed and snatched up by corporate investors, the goal of increasing availability will not be achieved. If the housing crisis is still occurring after another eight years, the next round of RHNA numbers will be even higher, and even more density will be demanded. 8. Promote Affordability: Require that all lot splits and ADUs rent at affordable rates. This would enable ADUs to be counted toward the Housing Element numbers that are required for affordable units, which are the most difficult to achieve (see item #10). The Planning Department should not look at undersized parcels as a hardship that allows for an exemption to exceed the FAR. Instead, it should be taken as a limitation on the lot that will provide a smaller home, which will ultimately result in a diverse range of housing options and levels of affordability. 9. Conversions: Provide incentives to preserve the existing stock of affordable housing and/or promote the conversion of existing market rate housing to affordable housing. Tam Valley in particular has a large number of rental units which have traditionally been at the affordable end of the rental spectrum, and could readily be maintained as such with the necessary incentives. 10. Alternative Measures: Follow the Housing Element guidelines to promote and locate alternative housing sites as per recommended policies #5, 8, and 9 above. These guidelines state that acceptable dwelling unit numbers can be counted through "the availability of ADUs and JADUs for occupancy, rather than used as offices or guest houses." (p. 30) In addition: "Alternative adequate sites: Under limited circumstances, a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units that will be: substantially rehabilitated in a multifamily rental or ownership housing complex of three or more units that are converted from non-affordable to affordable rental; preserved at levels affordable to low – or very low – income households, where the local government has provided those units with committed assistance." (p. 30)	Email																
B - 160 Shoreline Highway (Almonte)	I am writing to endorse the attached letter from Sustainable TamAlmonte to the Marin County Board of Supervisors and Planning Commission regarding the merits of the proposed Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List. The need for housing our homeless is desperate but building residential space at Tam Junction is just NOT logical. The idea of building along Shoreline/ Highway 1 is very questionable. It is already a populated area with minimal sidewalks and access to needed resources. Thank you for your consideration of the attached letter	Email	X	X	X	X		X		X	X	X	X	X	X	X		

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
B - 160 Shoreline Highway (Almonte)	We are writing in regard to the sites chosen for possible inclusion into county plans for housing in the Almonte/Tam Valley area of the county. Of the eight sites mentioned in your Balancing Act scenario, five are in a serious flood zone and one is located, not on, but in Richardson's Bay. Your commentary regarding the avoidance of environmental hazards has been completely ignored by whatever staff was used to choose these sites. The properties in the flood zone are 160 Shoreline, assessor's parcel # 052-041-27, 217 Shoreline, 223 Shoreline, and 204 Flamingo Rd. he site which is actually in the bay is 260 Redwood Hwy. Oddly enough, there is one property across the road from 160 Shoreline which is on solid ground. That would be the Muir Woods Lodge, a motel which actually has some open space which could be used for more housing. Why was this property ignored when lesser properties were chosen? Considering that we are familiar with the sites in the Almonte/Tam Valley area but not the rest of the county, it seems very strange that your staff has chosen properties which flood now and will continue to flood even more in the future. We wonder about your motivation in focusing on dangerous and inappropriate land. We also wonder why your staff has chosen properties which are pretty much lumped together in the same area which will further exacerbate the level F traffic problems which occur for us every day. If these sites were chosen to be close to public transportation, we would remind you that there is no viable public transportation in our area. So we would be looking forward to much more daily auto traffic. We are extremely disappointed in the Balancing Act which appears to be a distraction and of no practical value. We wonder how much time and money was wasted on promoting this ridiculous game. We also wonder how many sites in the rest of the county are totally inappropriate but are being promoted as a way to choose our fate which, as you know, is not the case. Surely, the Board of Supervisors can do better than promoting this silly distraction rather than facing what is a serious problem for the future well being of Marin County.	Email				X		X			X							
B - 160 Shoreline Highway (Almonte)	We oppose new housing in the areas mentioned in Tam Junction due to flooding and traffic and possible fires, can't get out of here now. Tell Scott Wiener and his friends to move on.	Email				X					X			X				
B - 160 Shoreline Highway (Almonte)	Yesterday afternoon, I had the pleasure of speaking with Ms. Clark about the wisdom (actually, the lack of it) in the choice of potential sites around Tam Junction. Last night, I participated in the "roadshow" and, as a result, I am asking for your help in following up on one matter. During the presentation by Jose Rodriguez, he mentioned that one of the "Guiding Principles" for the BOS is the consideration of "environmental hazards". It doesn't take long to recognize the hazards of sea level rise, a long history of flooding and traffic in our neighborhood, among others. But, in addition, Mr. Rodriguez made an interesting rejoinder to a question about whether certain sites can be included in this study if such sites have been previously reviewed and rejected. He was not too clear but he suggested that the State of California has some "requirements" if a previously rejected site is again brought up for analysis. I asked him to specify (1) which of the four Tam Valley sites have already been considered and rejected, and (2) what are the state's requirements (if any)--that are different or additional--that would apply to such sites. He did not have the information available to answer either question and it didn't appear to me that there would be much of an effort to research those questions and disseminate the answers. Hence, this email. Do you know the answers? If not, would you please put in motion an effort to discover the answers? It may not be dispositive, but then again, it may be important.	Email				X					X	X						
Bon Air Shopping Center (Greenbrae)	you should add this is your list of housing element sites. This land could accommodate many units, it is very close to public transportation and have plenty of available parking.	Email																X
D - Los Ranchitos Road (Los Ranchitos)	(Comment edited for length) The homeowners and residents of Los Ranchitos (LR) strongly believe that re-zoning LR for denser housing in inappropriate and short-sighted and strongly oppose this change. As you prepare the Housing Element for 2023-30, please take the following into consideration: 1. Incorrect categorization of parcels as "underutilized residential." As a neighborhood, and in terms of its past and current deeds, land use and zoning designations, LR is fully built out. LR was founded and developed on the basis of one (1) single family dwelling per parcel, with the minimum parcel size of 1 acre. For this reason alone, rezoning is undesirable to the property owners. There are few if any unbuilt lots, and the few that may exist are highly sloped properties up steep, one-lane streets, likely private roads maintained by the property owners themselves, not by the County. These are wholly inappropriate for multi-family development.2. Arbitrary categorization of parcels as "underutilized residential." Not all the properties in LR are highlighted in the map. The assignment of properties as "underutilized residential" on the basis of property improvements is inconsistent and incorrect. Many properties that have been extensively remodeled are incorrectly designated as "underutilized." Many properties that have not been remodeled are not designated as "underutilized," when under the County's own definition, they should be. These designations are arbitrary and inconsistent, and inconsistent with reality. 3. Incorrect Improvement-to-land ratios on property tax records. We disagree with the County's assessment of LR properties as "underutilized residential" according to the definition presented. Properties in LR have been maintained and are being lived in and enjoyed mainly by owners in residence. The high land to improvements ratio most likely results less from remodeling than from continuous, long-term property ownership under Proposition 13. Since many properties have not changed hands in recent years or even decades, or are passed on from one generation to the next, their values have not been updated by recent market conditions and values. 4. Steeply sloped streets and properties. There would be issues with parking, fire safety, and most importantly, evacuation in the event of fire or other emergency. 5. Even if rezoning occurs, multi-family housing won't actually be built. Our property owners are here because they enjoy and want to continue to enjoy the rural, spacious, and natural character of our neighborhood and our single-family homes on our minimum 1-acre properties. You can put numbers down on paper now, but unless developers force their way into the neighborhood onto a very few parcels, denser housing will not actually be built. It will not be sufficient to solve housing issues in Marin County or to satisfy the aims of RHNA for the county. 6. Rezoning will destroy the rural nature of LR. 7. Fire hazard in the Wildland Urban Interface (WUI). 8. Emergency Vehicle Entry, Evacuation and Egress. 9. Cumulative effects of additional housing at Northgate. The only way into and out of the LR neighborhood is LR Road. The addition of hundreds if not over a thousand (1,100) new units of housing at the Northgate mall site and in Terra Linda will greatly exacerbate traffic and gridlock under normal circumstances and create a huge potential for loss of life in the event of major emergencies like fires or earthquakes. 10. Loss of Agricultural zoning. 11. Water in Marin County. 12. Water in LR. 13. Lack of suburban infrastructure in LR. 14. Many ephemeral creeks divide properties into smaller portions. The presence of these watershed elements would greatly limit the amount of land that can be covered by additional housing as well as the location of where such housing that could be built. 15. Many utilities easements bisect properties. 16. LR is a wildlife corridor. We would be happy to host planner(s) in actually viewing and experiencing our neighborhood so they can come to understand just how inappropriate multi-family housing would be here. If you have any questions or would like more information about our neighborhood and our input to the Housing Element process, please don't hesitate to contact us directly.	Email (See Email Comments Received.PDF, pp. 64-74)	X	X		X				X	X		X	X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
D - Los Ranchitos Road (Los Ranchitos)	(Comment edited for length) The homeowners and residents of Los Ranchitos (LR) strongly believe that re-zoning LR for denser housing in inappropriate and short-sighted and strongly oppose this change. As you prepare the Housing Element for 2023-30, please take the following into consideration: 1. Incorrect categorization of parcels as "underutilized residential." As a neighborhood, and in terms of its past and current deeds, land use and zoning designations, LR is fully built out. LR was founded and developed on the basis of one (1) single family dwelling per parcel, with the minimum parcel size of 1 acre. For this reason alone, rezoning is undesirable to the property owners. There are few if any unbuilt lots, and the few that may exist are highly sloped properties up steep, one-lane streets, likely private roads maintained by the property owners themselves, not by the County. These are wholly inappropriate for multi-family development. 2. Arbitrary categorization of parcels as "underutilized residential." Not all the properties in LR are highlighted in the map. The assignment of properties as "underutilized residential" on the basis of property improvements is inconsistent and incorrect. Many properties that have been extensively remodeled are incorrectly designated as "underutilized." Many properties that have not been remodeled are not designated as "underutilized," when under the County's own definition, they should be. These designations are arbitrary and inconsistent, and inconsistent with reality. 3. Incorrect improvement-to-land ratios on property tax records. We disagree with the County's assessment of LR properties as "underutilized residential" according to the definition presented. Properties in LR have been maintained and are being lived in and enjoyed mainly by owners in residence. The high land to improvements ratio most likely results less from remodeling than from continuous, long-term property ownership under Proposition 13. Since many properties have not changed hands in recent years or even decades, or are passed on from one generation to the next, their values have not been updated by recent market conditions and values. 4. Steeply sloped streets and properties. There would be issues with parking, fire safety, and most importantly, evacuation in the event of fire or other emergency. 5. Even if rezoning occurs, multi-family housing won't actually be built. Our property owners are here because they enjoy and want to continue to enjoy the rural, spacious, and natural character of our neighborhood and our single-family homes on our minimum 1-acre properties. You can put numbers down on paper now, but unless developers force their way into the neighborhood onto a very few parcels, denser housing will not actually be built. It will not be sufficient to solve housing issues in Marin County or to satisfy the aims of RHNA for the county. 6. Rezoning will destroy the rural nature of LR. 7. Fire hazard in the Wildland Urban Interface (WUI). 8. Emergency Vehicle Entry, Evacuation and Egress. 9. Cumulative effects of additional housing at Northgate. The only way into and out of the LR neighborhood is LR Road. The addition of hundreds if not over a thousand (1,100) new units of housing at the Northgate mall site and in Terra Linda will greatly exacerbate traffic and gridlock under normal circumstances and create a huge potential for loss of life in the event of major emergencies like fires or earthquakes. 10. Loss of Agricultural zoning. 11. Water in Marin County. 12. Water in LR. 13. Lack of suburban infrastructure in LR. 14. Many ephemeral creeks divide properties into smaller portions. The presence of these watershed elements would greatly limit the amount of land that can be covered by additional housing as well as the location of where such housing that could be built. 15. Many utilities easements bisect properties. 16. LR is a wildlife corridor. We would be happy to host planner(s) in actually viewing and experiencing our neighborhood so they can come to understand just how inappropriate multi-family housing would be here. If you have any questions or would like more information about our neighborhood and our input to the Housing Element process, please don't hesitate to contact us directly.	Email (See Email Comments Received.PDF, pp. 64-74)	X	X		X				X		X		X	X			
D - Los Ranchitos Road (Los Ranchitos)	I am writing in response to the 2023-2030 Housing Element Proposals for the Los Ranchitos area of Marin County. The current proposal for approximately 139 additional units in Los Ranchitos does not consider the safety of residents and the impact on the natural environment. 1. Los Ranchitos is made up of lots on narrow hillside streets, without sidewalks and street lights. Adding more units will increase the difficulty of fighting fires on the upper streets or safely evacuating residents when earthquakes occur. 2. The only way in and out of Los Ranchitos is on Los Ranchitos Road. Traffic on Los Ranchitos Road becomes gridlock today when there is the slightest slowdown on Highway 101. I expect traffic will increase as the proposed housing units in the Northgate Mall are built. Adding more units in Los Ranchitos will make that even worse. 3. Where will the water come from for all of these proposed additional housing units, including the ones outside of Los Ranchitos? We are all reducing water usage to meet current water restrictions. I would think new sources of water should be identified and funded before large scale housing increases are proposed. 4. Los Ranchitos lots were created and deeded to be 1 acre minimum parcels. We are zoned light agricultural, resulting in many barnyard animals and backyard vegetable gardens. The rural nature of this area is what attracted me to this area and I am sure that is true for most of my neighbors. As I noted above, many of our streets are on steep hills. So to get 139 additional units in Los Ranchitos zoning will be changed to allow apartment-like buildings on the flatter streets. This will destroy the rural/wildlife feel to this neighborhood.	Email		X		X			X	X		X		X	X			
D - Los Ranchitos Road (Los Ranchitos)	I find it hard to believe that this many new housing units is even being considered! For the last three years we've been told that we can use only 60 gallons of water a day. And you want to add 1000 more houses in Los Ranchitos? Where does the water come from? Traffic is already insane, and this will add nothing but more gridlock. What about the fire hazards in densely populated areas? I find it absolutely insane that this could even be in anybody's minds. The people that live in this area chose it because of the zoning and the lot sizes. How can you just swoop in and say the "hell with you we're going to do what we want"? What happened to private property rights?	Email				X				X				X	X			
D - Los Ranchitos Road (Los Ranchitos)	I write to express my great objections to the proposed housing element to rezone Los Ranchitos in unincorporated Marin County. It is not well thought out and will have many negative consequences. First, the infrastructure of water, fire protection, education do not support this proposal. Due to the hilly properties and limited egress/ingress greater density will create a major fire liability and risk. Already, only one insurer will write policies for this neighborhood. Second, Los Ranchitos lots were created and deeded to be 1 acre minimum parcels for single family housing. Increasing density here will destroy the rural nature of our neighborhood. Third, Los Ranchitos is a Wildland Urban Interface (WUI). In addition to increased fire hazard, it will greatly affect the native animal habitats of turkeys, owls, deer, foxes and other animals. Fourth, The only way into and out of Los Ranchitos is Los Ranchitos Road. That road is already gridlocked during morning rush hours. The addition of more new housing units in Northgate and Terra Linda will greatly exacerbate traffic and gridlock under normal circumstances, and create a huge potential for loss of life in the event of major emergencies like fires and earthquakes. Adding housing to Los Ranchitos will only make a bad situation worse. Fifth, Los Ranchitos is currently zoned agricultural with numerous barnyard animals kept here. Increased density will adversely affect them as well. This housing element is not well thought out and will be detrimental to health and safety as outlined above. I urge that this plan not be adopted.	Email				X				X		X		X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
D - Los Ranchitos Road (Los Ranchitos)	I write to express my objections to proposals in the County's Housing Element to rezone the Los Ranchitos area of unincorporated Marin County. While I acknowledge the need for additional housing, and generally support efforts to equitably provide for the good of the greater community, I believe that the proposal to rezone this particular area of the County is misguided. For one thing, the only way into and out of Los Ranchitos is Los Ranchitos Road. As things currently stand, Los Ranchitos is already a very congested road, used as the primary corridor through which people access the Northgate malls, Terra Linda High, Mark Day School and other points west of Highway 101 and in the valley between Central San Rafael and Lucas Valley. Los Ranchitos Road is already becoming a dangerous thoroughfare, particularly at the two Los Ranchitos Road/Circle Road intersections. The planned redevelopment of the Northgate Mall (up to 1,443 residential units, I understand?) is going to put even more pressure pressure on Los Ranchitos Road. The addition of another 80-139 more units in the Los Ranchitos neighbor is going to push things over the edge. Heavy traffic and gridlock will be normal circumstances - a nuisance on a daily basis, but a real safety hazard in the event of a significant emergency or disaster, such as an earthquake or fire. Further, as a Wildland Urban Interface (WUI) area, the Los Ranchitos area already poses a significant risk (so much so that at least one insurer that I'm aware of already refuses to provide coverage to residents of the area). With greater density between them and the only road out, all residents of Los Ranchitos, but particularly this in the hilly portions of the neighborhood (the majority of the current residents) will face a real and life threatening challenge should a wildfire or other disaster strike. Greater density in this WUI will also have an adverse, if not existential, impact on turkey, owl, deer, fox and other animal populations that call the area home. The plan to rezone Los Ranchitos seems to ignore the fact that the area lacks the infrastructure to support any additional development. There are no sidewalks, no streetlights, no access to recycled ("purpose pipe") water. The adequacy of other resources necessary to support additional density in the area (police, fire, schools, etc) also seems tenuous at best. How will these things be provided? Los Ranchitos is currently zoned agricultural. Many of us grow our own produce and as many have horses, goats and other barnyard animals. What are those residents to do and where will those animals go when modest farm homes are replaced with multi-family condos, duplexes, etc.? Los Ranchitos lots were created to be 1 acre minimum parcels for single family housing. The deeds to the lots in the neighborhood limit further development or subdivision. Increasing density here will destroy the nature and character of the neighborhood. It will take from the residents of the neighborhood that very thing which drew them to the neighborhood in the first instance, I realize this may not be the most compelling argument, but I do think its important to realize that what is being propose is not a plan to build something down the road from or adjacent to a residential neighborhood, but a complete and dramatic reconfiguration of the residential neighborhood itself. Finally, the proposal presumes the Los Ranchitos neighborhood is "not currently used to [its] full potential." I realize the lots in Los Ranchitos are larger than many, but does that really mean they are not used to their full potential? Seems like a pretty subjective assessment, unless "full potential" is really just another way of saying "capacity for density." If that's the case, I would posit that there are a good many other areas of the county that could be made more dense without adversely impacting the quality of life of the persons who live in that area. This proposed Housing Element is ill considered and will be detrimental to health, safety and well being of the community. I am for more housing, but I urge the County to reconsider whether this is the best, or most appropriate place to put that housing.	Email		X	X	X			X			X		X	X			
D - Los Ranchitos Road (Los Ranchitos)	Like many Los Ranchitos residents my wife and I both feel very strongly that we do not think additional development in our agricultural neighborhood is wise. Denser housing will destroy the area, cause additional traffic, eliminate much of the animal friendly atmosphere and potentially be significantly difficult for fire engines and other ingress and egress. Please reconsider and hopefully leave our area the beautiful place that we love.	Email				X				X		X		X				
D - Los Ranchitos Road (Los Ranchitos)	Los Ranchitos Housing Element Sites: I would like to comment about the upcoming Housing Element environmental review. I do not believe that there is infrastructure regarding Safety Elements and Water supply. Our driveways is 8 feet wide up a steep knoll. It is not conducive to adding density housing. The past two years drought, is an indication that we do not have enough rain to sustain our community. If we are to add more housing it will increase water usage. What will happen to the community if the water is not available. Regarding the infrastructure, the roads will need to be addressed. The safety will be more dangerous for emergency vehicles if the roads are full of traffic on two lane roads. Thank you for considering my comments to the environmental review	Email		X		X								X	X			
E - 2 Jeannette Prandi Way (Lucas Valley)	(Comment edited for length) The Lucas Valley Homeowner's Association represents 538 homes in the special R-1:B-LV zoning track in Upper Lucas Valley. We, the Board of Directors of the LVHA, would like to give our support for the efforts to increase housing in Marin County, and offer the following input. To begin with, our State Governor's Housing Plan incentivizes housing in urban centers near transportation and services, to reduce reliance on vehicles and their carbon footprint. If the County chooses a path contrary to the State Plan, and not utilize State funding incentives for urban development, then we ask for a reevaluation of the housing sites identified for our Lucas Valley/Marinwood area. As outlined below, areas 1 - 3 are both contrary to the RHNA requirements and pose a danger for emergency evacuations. There are several sites identified as potential home building sites in our area. 1. Lucas Valley Road / Mt Muir Court 2. Juvenile Detention Center/Jeanette Prandi Way 3. 7 Mt Lassen 4. 530 Blackstone Dr 5. Marinwood Market area. We agree that the Marinwood Market area is a suitable site. It is close to freeway access and has sufficient infrastructure in place, including amenities like food and gas, and can easily absorb new development. Ironically, the relative quantity proposed/identified at this site is comparably less than the quantity for site #2 above, which is a much less suitable site as shown in following comments. There are several factors that make areas 1 - 3 only marginally suitable for new building sites, and therefore should, at best, be only allowed limited building. Factors include: High Wildfire Risk - Single Limited Evacuation Route. Water Shortages. Lack of Infill Infrastructure. Building Atop Unmarked Graves. Zoning Restrictions: The special zoning district for Upper Lucas Valley (R-1:B-LV) limits most buildings to a single story. The district was created in order to adhere to the architectural vision and design aesthetic of Joseph Eichler, a renowned architect highly influential in modern architecture. The existing low income senior living homes on Jeanette Prandi Way are likewise single story. If a housing development is allowed near the Juvenile Detention Center site, 7 Mt. Lassen, or Muir Court, they would have to be single story to maintain the character of the surrounding architectural landscape. This would limit the number of units allowed at these sites. Juvenile Detention Center: The concept of constructing multi-family housing at or adjacent to the Detention Center poses challenging logistical and feasibility issues. The County's attempts to reduce juvenile incarceration has been largely successful; however, not to the point where closure of the facility is possible. Marin County's criminal justice program continues to call for incarceration of violent youth offenders, and does not currently have an alternative detention facility. Consequently, any new housing at the Jeanette Prandi location would be adjacent to the Detention Center. It may be quite difficult to convince a developer to invest in a location where part of the "selling pitch" to residents is proximity to a detention center, particularly given that the facilities at Juvenile Hall are in major disrepair. Long History of Racial Parity. Among the factors the County is reviewing in selecting sites is historical discrimination. Our community has no such history and should not, therefore, be a priority for desegregation. Unlike many restrictive covenants in other neighborhoods in Marin County and across California, our CC&Rs have never contained language restricting homeownership based on race, creed, color or religion. Our community celebrates diversity, and we want to make clear we have no history of resisting it. Indeed, it has been reported by original LVHA members that our community attracted a large number of buyers of Asian descent as it was one of the few areas that they were not discriminated from buying into. Locating Housing Near Services and Transportation: The Board of Supervisors affirmed several principles for deciding potential Housing sites and distribution in 12/2021. The potential Housing sites listed for the Lucas Valley communities seem to ignore the mandate for locating housing near services and transportation. The Lucas Valley Community believes the County should be practical and realistic in identifying sites to satisfy the RHNA requirements that do not create a danger to existing communities, will actually serve the goals of the housing mandate, and that show homage to our beautiful and historically significant community. We respectfully request the County to rethink its "rural" VS "urban" housing development plans in light of the State's most recent Urban Housing strategy and funding incentives.	Email (See Email Comments Received.PDF, pp. 173-178)		X		X				X		X	X	X	X		X	
E - 2 Jeannette Prandi Way (Lucas Valley)	I am concerned since I never received this notice. I learned about it from one neighbor on Thursday 2/24. How were property owners in this area notified? How many homeowners have you contacted. I don't know any who has been notified except the neighbor that told me. Please give me the courtesy of a response. This is a lovely area but with many limitations & constraints for development – infrastructure limited ingress & egress on Lucas Valley Road schools etc. Additionally this is a WUI wildfire area. A recent minor fire caused limited area evacuations. I was evacuated and this small event caused alarming road congestion. In case of a more extensive fire it would be a disaster.	Email		X	X	X								X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
E - 2 Jeannette Prandi Way (Lucas Valley)	I am writing to urge you NOT to approve the Marinwood/Lucas Valley sites under consideration to satisfy the Association of Bay Area Governments Regional Housing Needs Allocation Plan. Developments at these six sites (St. Vincent's School, Marinwood Market, 530 Blackstone Drive, 7 Mt. Lassen, 2 Jeannette Prandi Way, and Lucas Valley Road near Terra Linda Ridge) would result in more than 2300 housing units. While I know that some of the proposed housing is intended for teachers and other critical workers and for low income housing, both of which are important and necessary, it seems like too much development for the infrastructure of this small area. Additionally, all of these proposed development sites are within the Miller Creek School District boundaries and the unfunded impact of these developments on the District would be disastrous. Since the District is currently funded using a Basic Aid Model, it gets no per pupil funding. This means that all the additional students these developments generate will not result in additional funding for the District.	Email		X	X					X							X	
E - 2 Jeannette Prandi Way (Lucas Valley)	I found the online tools for commenting cumbersome and inscrutable, and much too time consuming to use. So, the following are my comments about specific housing allotment recommendations in Marinwood Lucas Valley 2 Jeannette Prandi Way (site of Juvenile Hall) - 254 100 or less Good location but too many units, must be affordable. Rotary Senior Housing is excellent. Perhaps expand affordable housing for seniors there with larger 2 BR units	Email															X	X
E - 2 Jeannette Prandi Way (Lucas Valley)	I see the maps and have concerns that things aren't matching. I'm not opposed to additional housing, but it should be done gradually and incrementally. I'm concerned about the number of units planned for Jeanette Prandi/Juvi of 254 units. That, I believe, is WAY more than Rotary Village. It is one thing if it is planned as beautifully as Rotary Village with one-story facilities and have trees and landscaping. It is another thing if you build a 4 story building in the center of the meadow of Marin County Parks.	Email								X		X						
E - 2 Jeannette Prandi Way (Lucas Valley)	I'm taking this opportunity as a resident of Upper Lucas Valley in Marin to voice my views/concerns about the housing sites under consideration in my area: In general: I don't know what constitutes median vs low income, but in general I support add'l housing strategically placed and sensitively designed (to minimize negative impact on the environment and established communities) for essential workers such as school teachers, sheriff, police & fire dept and hospital staffers, many of whom currently commute long distances to work in the areas they serve. I'd like to see new homeownership opportunities (at below market rates) made available to these workers, as building more high-priced rental units serves no one but property owners. Sites under consideration in the Marinwood/Lucas Valley areas: St Vincent's School – 1800; Marinwood Market – 136. These are both logical, less problematic sites for development, as they are walkable to the GG bus stop at/near Miller Creek & Marinwood Aves, with quick, easy access to the 101 fwy. I really hope to see sensitive urban planning on the St. Vincents site, so the beautiful open space currently grazed by cows does not become yet another soulless jungle of buildings standing shoulder to shoulder facing the freeway. Speaking as someone who's actually rooting for the Smart Train to not only survive, but thrive: part of any development of these sites should include a bike path/paths to connect either or both to the Civic Center Smart station, And/or a shuttle bus (it's too long to walk for commuters). 530 Blackstone Drive (site of religious house) – 32. I've no knowledge/opinion re: this site. 7 Mt Lassen (site of office park) – 58. 2 Jeannette Prandi Way (site of Juvenile Hall) – 254. My husband & I currently rent an office at 7 Mt. Lassen, so it's news to us that this site's under consideration. It's a beautiful, unique office setting that serves both the Upper and Lower Lucas Valley communities as a place of business to walk to! I'd hate to see that disappear!!! However, I wouldn't be adverse to seeing a portion of the current 7 Mt. Lassen structures converted to work/live spaces, if sensitively planned. Maybe 30%. My comments re: St. Vincents also apply to Jeannette Prandi Way. As long as new development is against the hills with access via Idylberry Rd, away from Lucas Valley Rd, and sensitively planned, I'm not totally adverse to new development. However the # of units proposed is too high!! Lucas Valley Rd/near terra Linda Ridge: 26. I don't know exactly where this is, but in principle I'm against it. **The problem with all new development close to Lucas Valley Rd is not merely degradation of the scenic route of LVR – but more importantly, adding traffic congestion to a wildfire interface area with a single ingress/egress. I'm an LVHA block captain, and was present and part of the fire evacuation on Sept 1st 2021... a learning experience. It's for this reason that I signed the petition against development in Lucas Valley. I believe that the current Northgate Mall could and should be a site for mixed-use development including low-to median income housing, yet is not on this list of proposed sites. It ticks all the boxes for access to transportation, schools, shopping, etc.	Email			X	X			X	X		X		X			X	X
E - 2 Jeannette Prandi Way (Lucas Valley)	my wife and I are long time residents of Lucas Valley and most every day we visit and walk in the delightful redwood lined area in front of Juvi. It is with shock and utter disappointment that I see that this site is being considered for additional apartment housing. In case u have not noticed the traffic on Lucas Valley road is already quite bad especially when inevitably get stopped at the new light on Los Gamos. If this new housing is approved the addl vehicles on the road will be intolerable.. Each new resident will need a car as there is NO reliable public transportation. Would make more sense to be built much closer to hwy 101.. Please do NOT approve this thoughtless proposal	Email				X		X				X						
E - 2 Jeannette Prandi Way (Lucas Valley)	my wife and I are long time residents of Lucas Valley and most every day we visit and walk in the delightful redwood lined area in front of Juvi. It is with shock and utter disappointment that I see that this site is being considered for additional apartment housing. In case u have not noticed the traffic on Lucas Valley road is already quite bad especially when inevitably get stopped at the new light on Los Gamos. If this new housing is approved the addl vehicles on the road will be intolerable.. Each new resident will need a car as there is NO reliable public transportation. Would make more sense to be built much closer to hwy 101.. Please do NOT approve this thoughtless proposal	Email				X		X										
E - 2 Jeannette Prandi Way (Lucas Valley)	Thank you for taking time to read over my thoughts on the new housing developments proposed for Jeanette Prandi Way, Mount Muir Court, Marinwood Plaza and 7 Lassen. As a Marin County native of 58 years and a Lucas valley resident of 26 years, I am surprised that these projects are so close to approval without adequate community outreach and input. There are many items of concern that I don't feel have been adequately answered for me to support these developments. At this time I am strongly opposed to these developments. I am respectfully requesting more time for our community to better understand these proposals and how we can collaboratively help the County solve its low income housing challenges.	Email																
E - 2 Jeannette Prandi Way (Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				
E - 2 Jeannette Prandi Way (Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				
E - 2 Jeannette Prandi Way (Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 3: Encourage Infill and Redevelopment Opportunities: Juvi/Jeanette Prandi currently has low income senior housing. An expansion of this senior housing would be good use of this area and needed in the community. Multistory housing/254 units on this small property does not fit in with this area of single family homes and the surrounding openspace and can not be supported by current transportation structure and schools.	Email		X	X	X				X							X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
E - 2 Jeannette Prandi Way (Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below.3: Encourage Infill and Redevelopment Opportunities; Juvii/Jeanette Prandi currently has low income senior housing. An expansion of this senior housing would be good use of this area and needed in the community. Multistory housing/254 units on this small property does not fit in with this area of single family homes and the surrounding openspace and can not be supported by current transportation structure and schools.	Email		X	X	X				X							X	
E - 2 Jeannette Prandi Way (Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 4: Consider Environmental Hazards: Juvii/Jeanette Prandi & Mt Lassen housing expansion would impact LUCAS VALLEY Road traffic, especially during school /work commutes and also impact evacuation routes out of the valley. This road is also heavily used by bikers/cars en route to west marin.	Email				X				X				X				
E - 2 Jeannette Prandi Way (Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 4: Consider Environmental Hazards: Juvii/Jeanette Prandi & Mt Lassen housing expansion would impact LUCAS VALLEY Road traffic, especially during school /work commutes and also impact evacuation routes out of the valley. This road is also heavily used by bikers/cars en route to west marin.	Email				X				X				X				
E - 2 Jeannette Prandi Way (Lucas Valley)	We have seen the preliminary list of potential housing sites for Marin County, including in unincorporated areas such as Marinwood/Lucas Valley, as developed by the ABAG (Regional Housing Needs Allocation Plan), and approved by the California Department of Housing and Community Development. The plan includes 2,412 units within the Lucas Valley / Marinwood area (accounting for 68% of the 3,569 units within unincorporated Marin County). Sites under consideration in the Marinwood / Lucas Valley areas: St Vincent's School - 1,800; Marinwood Market – 136; 530 Blackstone Drive (site of religious house) - 32 7; Mt Lassen (site of office park) – 58; 2 Jeannette Prandi Way (site of Juvenile Hall); 254 LucasValley Rd/near terra Linda Ridge: 26. We are not opposed to some moderate increase of housing units in the area. However, we have some serious concerns regarding these potential sites: (1) The Lucas Valley / Marinwood area currently has less than roughly 1,750 homes, spread across a roughly 3.5 mile valley corridor, almost all of which are single family dwellings, and the overwhelming majority of which are one or two story homes. There are no large multi-unit apartment buildings in this area. The overall magnitude of the increase in units in this area (2,412 units) is disproportionately large compared to the current housing density of the area. The proposed increase would more than double the overall number of housing units in the area. (2) The area to the south and west of St. Vincent's School (east of HWY 101) has been discussed as a potential development site for some time. Although multi-unit housing could easily be developed there, adding 1,800 units would completely overwhelm the property and this very large number of additional units represents an enormous growth for the area, on the same order of units as currently exist in all of Lucas Valley / Marinwood. To fit this large number of units, the development would likely include large three (or more) story structures, which do not currently exist anywhere in this area. (3) The site at 530 Blackstone Drive (current site of religious house) could easily fit a multi-unit development, however 32 units on this site is far too large for the size of the property, which is near the end of a small half-mile residential street, that currently has less than 50 total housing units. (4) The site at 7 Mt. Lassen Drive (currently two relatively small two-story office buildings) is far too small to fit 58 housing units without the new structure extending to three or more stories. (5) The site at 2 Jeannette Prandi Way (south of the Juvenile Hall) is currently an open space area with a loop path that is regularly used by nearby residents (including residents of the nearby senior housing development) as a recreational walking, bike riding, etc. area (and dog walking area). This open space area has been in existence for well over thirty years and is a very popular area regularly used by many residents of the adjoining neighborhoods. A potential development consisting of 254 units on this site would completely eliminate a treasured and much-used open space area and would likely require a multi-story (three or more stories) structure. Very few of the homes in this area of Lucas Valley / Marinwood are more than one story (almost all are one-story Eichler homes). Such a large development is completely out of character with the current land use in this area and should absolutely not be allowed to be developed on this site. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) These potential new housing units would create a very large additional demand for water resources in the Lucas Valley / Marinwood area which are currently very limited. The simple number (2,412) of potential additional housing units in the Lucas Valley / Marinwood area is much too large and would represent an approximate doubling of the current housing density in the area. Each of the proposed developments presents issues regarding the size of new structures (including constructing multi-story structures in areas where there are currently none), and would present issues concerning current resource capacities (including traffic, schools, and water). Thank you for your consideration of these issues when making decisions regarding potential new housing developments in the Lucas Valley / Marinwood area.	Email				X	X			X		X			X			
E - 2 Jeannette Prandi Way (Lucas Valley)	With respect to the Lucas Valley sites being considered as potential housing sites, I submit the following comments: Juvenile Hall Site Master Plan (A copy of the Master Plan and Appendix will be presented to the Board of Supervisors at the March 2, 2021 meeting.): A Master Plan was developed through collaboration of Marin County Supervisor Bob Roumiguere, Planning Director Mark Reisenfeld, and Lucas Valley Community members. The Master Plan was submitted to the Board of Supervisors and adopted in 1994. The Plan encompasses the Jeanette Prandi and Juvenile Hall sites being considered as housing sites. The Master Plan provides: a. Upper Idylberry Corridor - The plan stipulates the area north of the Idylberry is transferred to the Open Space District, and there shall be no structures or other improvements north of the Idylberry Corridor. b. Lower SE portion of the Juvenile Hall Site - the lower grass area is preserved for recreational uses. c. SW corner of the site (Jeanette Prandi Way) - shall remain as County Administrative and Storage Facilities only. d. Rotary Senior Housing (Jeanette Prandi Way) - shall be limited to 55 units, single story only. e. Juvenile Hall and County Parks Offices - area shall remain as County facilities. No additional development is permitted. The restrictions of the Master Plan prohibit consideration of this entire area for possible housing sites. In addition, all of the Lucas Valley sites are in the wildland urban interface (WUI) zones that contradict Governor Newson's priorities to shift housing away from rural wildfire-prone areas and closer to urban centers.	Email								X		X		X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
G - 155 Marinwood Avenue (Marinwood)	(Comment edited for length) The Lucas Valley Homeowner's Association represents 538 homes in the special R-1:B-LV zoning track in Upper Lucas Valley. We, the Board of Directors of the LVHA, would like to give our support for the efforts to increase housing in Marin County, and offer the following input. To begin with, our State Governor's Housing Plan incentivizes housing in urban centers near transportation and services, to reduce reliance on vehicles and their carbon footprint. If the County chooses a path contrary to the State Plan, and not utilize State funding incentives for urban development, then we ask for a reevaluation of the housing sites identified for our Lucas Valley/Marinwood area. As outlined below, areas 1 - 3 are both contrary to the RHNA requirements and pose a danger for emergency evacuations. There are several sites identified as potential home building sites in our area. 1. Lucas Valley Road / Mt Muir Court 2. Juvenile Detention Center/Jeanette Prandi Way 3. 7 Mt Lassen 4. 530 Blackstone Dr 5. Marinwood Market area. We agree that the Marinwood Market area is a suitable site. It is close to freeway access and has sufficient infrastructure in place, including amenities like food and gas, and can easily absorb new development. Ironically, the relative quantity proposed/identified at this site is comparably less than the quantity for site #2 above, which is a much less suitable site as shown in following comments. There are several factors that make areas 1 - 3 only marginally suitable for new building sites, and therefore should, at best, be only allowed limited building. Factors include: High Wildfire Risk - Single Limited Evacuation Route. Water Shortages. Lack of Infill Infrastructure. Building Atop Unmarked Graves. Zoning Restrictions: The special zoning district for Upper Lucas Valley (R-1:B-LV) limits most buildings to a single story. The district was created in order to adhere to the architectural vision and design aesthetic of Joseph Eichler, a renowned architect highly influential in modern architecture. The existing low income senior living homes on Jeanette Prandi Way are likewise single story. If a housing development is allowed near the Juvenile Detention Center site, 7 Mt. Lassen, or Muir Court, they would have to be single story to maintain the character of the surrounding architectural landscape. This would limit the number of units allowed at these sites. Juvenile Detention Center: The concept of constructing multi-family housing at or adjacent to the Detention Center poses challenging logistical and feasibility issues. The County's attempts to reduce juvenile incarceration has been largely successful; however, not to the point where closure of the facility is possible. Marin County's criminal justice program continues to call for incarceration of violent youth offenders, and does not currently have an alternative detention facility. Consequently, any new housing at the Jeanette Prandi location would be adjacent to the Detention Center. It may be quite difficult to convince a developer to invest in a location where part of the "selling pitch" to residents is proximity to a detention center, particularly given that the facilities at Juvenile Hall are in major disrepair. Long History of Racial Parity. Among the factors the County is reviewing in selecting sites is historical discrimination. Our community has no such history and should not, therefore, be a priority for desegregation. Unlike many restrictive covenants in other neighborhoods in Marin County and across California, our CC&Rs have never contained language restricting homeownership based on race, creed, color or religion. Our community celebrates diversity, and we want to make clear we have no history of resisting it. Indeed, it has been reported by original LVHA members that our community attracted a large number of buyers of Asian descent as it was one of the few areas that they were not discriminated from buying into. Locating Housing Near Services and Transportation: The Board of Supervisors affirmed several principles for deciding potential Housing sites and distribution in 12/2021. The potential Housing sites listed for the Lucas Valley communities seem to ignore the mandate for locating housing near services and transportation. The Lucas Valley Community believes the County should be practical and realistic in identifying sites to satisfy the RHNA requirements that do not create a danger to existing communities, will actually serve the goals of the housing mandate, and that show homage to our beautiful and historically significant community. We respectfully request the County to rethink its "rural" VS "urban" housing development plans in light of the State's most recent Urban Housing strategy and funding incentives.	Email (See Email Comments Received.PDF, pp. 173-178)											X					X
G - 155 Marinwood Avenue (Marinwood)	I am writing to urge you NOT to approve the Marinwood/Lucas Valley sites under consideration to satisfy the Association of Bay Area Governments Regional Housing Needs Allocation Plan. Developments at these six sites (St. Vincent's School, Marinwood Market, 530 Blackstone Drive, 7 Mt. Lassen, 2 Jeannette Prandi Way, and Lucas Valley Road near Terra Linda Ridge) would result in more than 2300 housing units. While I know that some of the proposed housing is intended for teachers and other critical workers and for low income housing, both of which are important and necessary, it seems like too much development for the infrastructure of this small area. Additionally, all of these proposed development sites are within the Miller Creek School District boundaries and the unfunded impact of these developments on the District would be disastrous. Since the District is currently funded using a Basic Aid Model, it gets no per pupil funding. This means that all the additional students these developments generate will not result in additional funding for the District.	Email		X	X					X							X	
G - 155 Marinwood Avenue (Marinwood)	I found the online tools for commenting cumbersome and inscrutable, and much too time consuming to use. So, the following are my comments about specific housing allotment recommendations in Marinwood Lucas Valley. Marinwood Market - 136 100 or less: Best and necessary site for redevelopment, but it should be a mixed use development as was proposed by Bridge Housing some years ago. Housing number should be reduced to under 100	Email								X								
G - 155 Marinwood Avenue (Marinwood)	I hope that the Marinwood Plaza/market site is again under consideration for housing. As you most likely know, some 15 years or so ago, the community shot down an excellent proposal from Bridge Housing. Except for the market, the property remains a derelict eyesore. Many of us in Marinwood would like to see the property improved, including a modest amount of housing development, along with community amenities such as a coffee shop, brew pub, or other gathering place, and other shops such as hair salon, co-working space, etc. It is close to public transportation, schools, and major employers most notably Kaiser. It's a far superior site for development than the St Vincents property which has myriad sea level rise and other environmental challenges, and very little other infrastructure. I hope the property will be on on tomorrow's meeting agenda.	Email																X
G - 155 Marinwood Avenue (Marinwood)	I see the maps and have concerns that things aren't matching. Then two of the sites are still contaminated from the former cleaners at Marinwood Market Plaza - St. Vincent's and Marinwood Market Plaza. So what happens with the housing planned in these locations?1936 units?	Email														X		
G - 155 Marinwood Avenue (Marinwood)	I'm taking this opportunity as a resident of Upper Lucas Valley in Marin to voice my views/concerns about the housing sites under consideration in my area: In general: I don't know what constitutes median vs low income, but in general I support add'l housing strategically placed and sensitively designed (to minimize negative impact on the environment and established communities) for essential workers such as school teachers, sheriff, police & fire dept and hospital staffers, many of whom currently commute long distances to work in the areas they serve. I'd like to see new homeownership opportunities (at below market rates) made available to these workers, as building more high-priced rental units serves no one but property owners.Sites under consideration in the Marinwood/Lucas Valley areas: St Vincent's School - 1800; Marinwood Market - 136. These are both logical, less problematic sites for development, as they are walkable to the GG bus stop at/near Miller Creek & Marinwood Aves, with quick, easy access to the 101 fwy. I really hope to see sensitive urban planning on the St. Vincents site, so the beautiful open space currently grazed by cows does not become yet another soulless jungle of buildings standing shoulder to shoulder facing the freeway. Speaking as someone who's actually rooting for the Smart Train to not only survive, but thrive: part of any development of these sites should include a bike path/paths to connect either or both to the Civic Center Smart station. And/or a shuttle bus (it's too long to walk for commuters).530 Blackstone Drive (site of religious house) - 32. I've no knowledge/opinion re: this site. 7 Mt Lassen (site of office park) - 58. 2 Jeannette Prandi Way (site of Juvenile Hall) - 254. My husband & I currently rent an office at 7 Mt. Lassen, so it's news to us that this site's under consideration. It's a beautiful, unique office setting that serves both the Upper and Lower Lucas Valley communities as a place of business to walk to! I'd hate to see that disappear!!! However, I wouldn't be adverse to seeing a portion of the current 7 Mt. Lassen structures converted to work/live spaces, if sensitively planned. Maybe 30%. My comments re: St. Vincents also apply to Jeannette Prandi Way. As long as new development is against the hills with access via Idylberry Rd, away from Lucas Valley Rd, and sensitively planned, I'm not totally adverse to new development. However the # of units proposed is too high!! Lucas Valley Rd/near terra Linda Ridge: 26. I don't know exactly where this is, but in principle I'm against it. **The problem with all new development close to Lucas Valley Rd is not merely degradation of the scenic route of LVR - but more importantly, adding traffic congestion to a wildfire interface area with a single ingress/egress. I'm an LVHA block captain, and was present and part of the fire evacuation on Sept 1st 2021... a learning experience. It's for this reason that I signed the petition against development in Lucas Valley. I believe that the current Northgate Mall could and should be a site for mixed-use development including low-to median income housing, yet is not on this list of proposed sites. It ticks all the boxes for access to transportation, schools, shopping, etc.	Email			X	X		X	X			X		X			X	X

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
G - 155 Marinwood Avenue (Marinwood)	Thank you for taking time to read over my thoughts on the new housing developments proposed for Jeanette Prandi Way, Mount Muir Court, Marinwood Plaza and 7 Lassen. As a Marin County native of 58 years and a Lucas valley resident of 26 years, I am surprised that these projects are so close to approval without adequate community outreach and input. There are many items of concern that I don't feel have been adequately answered for me to support these developments. At this time I am strongly opposed to these developments. I am respectfully requesting more time for our community to better understand these proposals and how we can collaboratively help the County solve its low income housing challenges.	Email																
G - 155 Marinwood Avenue (Marinwood)	The 2022 Marin County Candidates site for Unincorporated Marin and especially Marinwood/ Lucas Valley/Silveria Ranch is absurd. It targets just 5 square miles with 80% of the housing allocation for affordable housing in one community WITHOUT essential planning for schools, roads, government services, water, sewer and other essential services. Why "plan to fail"? Shouldn't a good faith effort to build affordable housing in our community also include a comprehensive plan for accommodating growth? It doesn't. This is why it should be rejected today. Instead, let's address the core questions for growth AND the financial impact of adding massive amount of largely non profit housing to a single community WITHOUT ADDITIONAL TAX BASE. Marinwood/Lucas Valley currently has approximately 2700 housing units for 6000 residents. The proposed housing sites could add 2300 apartments and 5500 residents who ALL WILL NEED schools, water, government services, transportation, access to shopping, etc. Shouldn't a proper plan for growth precede approval for housing? One of the sites listed is Marinwood Plaza, our communities ONLY commercial plaza within walking distance for thousands of residents. If the plan for 160 units is approved, this would squeeze out a vital community center to the detriment of all. This is not including the problem of TOXIC WASTE contamination clean up suitable for residential dwelling is a long way off despite community pressure on the Regional Water Quality Control Board who will not enforce its own clean up orders on the current owners. Despite the harsh criticism of the RHNA process, I believe there is a real community desire for more affordable housing in a community that will be planned appropriately, won't redevelop our neighborhoods and utilize open spaces like Silveira Ranch, St Vincents and other sites. While everyone I know supports the idea of more housing, not a single one wants a poorly conceived plan that forces large housing projects without considering the impacts. Reject the current RHNA plan until a comprehensive community plan with real public input can be drafted. PS. The "Balancing Act" tool is NOT a serious tool for community input. Less than 25% of the homes under consideration were ever included in the database. I do not find "our database could not handle the data" as a credible reason from the Community Development Department. If you want REAL success seek REAL community support.	Email		X	X					X		X				X		
G - 155 Marinwood Avenue (Marinwood)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				
G - 155 Marinwood Avenue (Marinwood)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				
G - 155 Marinwood Avenue (Marinwood)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below: 3: Encourage Infill and Redevelopment Opportunities; Marinwood market area has been talked about for years as a good site for housing units because of access to 101, market, etc. and is a good location for expansion of housing- it is also close to public transportation.	Email																X
G - 155 Marinwood Avenue (Marinwood)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below: 3: Encourage Infill and Redevelopment Opportunities; Marinwood market area has been talked about for years as a good site for housing units because of access to 101, market, etc. and is a good location for expansion of housing- it is also close to public transportation.	Email																X
G - 155 Marinwood Avenue (Marinwood)	We have seen the preliminary list of potential housing sites for Marin County, including in unincorporated areas such as Marinwood/Lucas Valley, as developed by the ABAG (Regional Housing Needs Allocation Plan), and approved by the California Department of Housing and Community Development. The plan includes 2,412 units within the Lucas Valley / Marinwood area (accounting for 68% of the 3,569 units within unincorporated Marin County). Sites under consideration in the Marinwood / Lucas Valley areas: St Vincent's School - 1,800; Marinwood Market - 136; 530 Blackstone Drive (site of religious house) - 32 7; Mt Lassen (site of office park) - 58; 2 Jeannette Prandi Way (site of Juvenile Hall); 254 LucasValley Rd/near terra Linda Ridge: 26. We are not opposed to some moderate increase of housing units in the area. However, we have some serious concerns regarding these potential sites: (1) The Lucas Valley / Marinwood area currently has less than roughly 1,750 homes, spread across a roughly 3.5 mile valley corridor, almost all of which are single family dwellings, and the overwhelming majority of which are one or two story homes. There are no large multi-unit apartment buildings in this area. The overall magnitude of the increase in units in this area (2,412 units) is disproportionately large compared to the current housing density of the area. The proposed increase would more than double the overall number of housing units in the area. (2) The area to the south and west of St. Vincent's School (east of HWY 101) has been discussed as a potential development site for some time. Although multi-unit housing could easily be developed there, adding 1,800 units would completely overwhelm the property and this very large number of additional units represents an enormous growth for the area, on the same order of units as currently exist in all of Lucas Valley / Marinwood. To fit this large number of units, the development would likely include large three (or more) story structures, which do not currently exist anywhere in this area. (3) The site at 530 Blackstone Drive (current site of religious house) could easily fit a multi-unit development, however 32 units on this site is far too large for the size of the property, which is near the end of a small half-mile residential street, that currently has less than 50 total housing units. (4) The site at 7 Mt. Lassen Drive (currently two relatively small two-story office buildings) is far too small to fit 58 housing units without the new structure extending to three or more stories. (5) The site at 2 Jeannette Prandi Way (south of the Juvenile Hall) is currently an open space area with a loop path that is regularly used by nearby residents (including residents of the nearby senior housing development) as a recreational walking, bike riding, etc. area (and dog walking area). This open space area has been in existence for well over thirty years and is a very popular area regularly used by many residents of the adjoining neighborhoods. A potential development consisting of 254 units on this site would completely eliminate a treasured and much-used open space area and would likely require a multi-story (three or more stories) structure. Very few of the homes in this area of Lucas Valley / Marinwood are more than one story (almost all are one-story Eichler homes). Such a large development is completely out of character with the current land use in this area and should absolutely not be allowed to be developed on this site. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) These potential new housing units would create a very large additional demand for water resources in the Lucas Valley / Marinwood area which are currently very limited. The simple number (2,412) of potential additional housing units in the Lucas Valley / Marinwood area is much too large and would represent an approximate doubling of the current housing density in the area. Each of the proposed developments presents issues regarding the size of new structures (including constructing multi-story structures in areas where there are currently none), and would present issues concerning current resource capacities (including traffic, schools, and water). Thank you for your consideration of these issues when making decisions regarding potential new housing developments in the Lucas Valley / Marinwood area.	Email			X	X				X		X			X			

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
G - 155 Marinwood Avenue (Marinwood)	While I am generally in favor of additional low-income housing in Marin, it appears that the proposals for development of Marinwood Avenue turn that are of our neighborhoods (I live across the street) into an area that exclusively low-income housing. Experiments with consolidating low- income housing in the 1960-80's proved to us that this does not work well. These areas become neglected bygovernment and residents alike. Is it possible to make these development more diverse?	Email															X	
H - 1565 Vendola Drive (Santa Venetia)	Hello and thank you for the opportunity to comment regarding Future Housing Sites in Marin County. I attended the local Housing meeting regarding Santa Venetia and Los Ranchitos on February 15th and live in the Santa Venetia area. Here are my comments from a Santa Venetia resident perspective: 1. The process, while advised by the Marin County Planning Department, is being run by a consulting agency that is not familiar with Marin County and the local areas & neighborhoods. 2. The number of assigned housing units to Santa Venetia, 422, ignores the following. Before housing site numbers are assigned and accepted, a "CEQA-lite" analysis should be performed to determine if the numbers and locations are practical from a CEQA perspective. We heard these concerns brushed off with the response that if any development is going to be done, a full CEQA would be completed before development could/would proceed. This would be an "after-the-fact" process, with the fact that the housing numbers and sites have already been assigned and accepted, and would be too late to be influential in the development process. a. There is only one practical vehicle road out of Santa Venetia to the freeway that is already heavily impacted by three schools, the one at the JCC, the Marin School, and Venetia Valley school, and a large pre-school. Traffic in & out of Santa Venetia is also already heavily impacted by the JCC, the Civic Center traffic, the Marin Lagoon traffic, the Veterans Memorial traffic, the Marin Lagoon Housing and the commercial enterprises along McInnis Parkway. b. Some of the sites selected are in wetlands areas, such as the McPhail school site next to North San Pedro Road. c. some of the sites selected are next to the Bay and subject to special development restrictions, such as the McPhail school site. d. The total number of housing units assigned to Marin County, and not just to the unincorporated areas, does not take into account the water needs. And we, Marin County as serviced by MMWD, are in the middle of a water shortage with future years looking to be worse due to Climate Change. 3. Using city limit boundaries to direct neighborhood focus and comment ignores the reality of the holistic nature of a neighborhood that crosses city limits and unincorporated boundaries. It is expedient, especially for an outside consulting firm not familiar with Marin County or Santa Venetia, but not realistic. This is especially true for the Santa Venetia area. Santa Venetia is heavily impacted by what the City of San Rafael does or does not do around the Civic Center, at the intersection of North San Pedro Road and Civic Center Drive, around Marin Lagoon Park, at the Marin Lagoon homes neighborhood, and at the Marin Ranch Airport. Using city limit boundaries is expedient but not accurate and realistic in appraising housing impacts to a neighborhood such as Santa Venetia. And restricting the geographical area that Santa Venetia residents can comment on and have input to, to not include what is inside the City limits of San Rafael for the areas noted above is violating our rights to comment on and have input to what is impacting our neighborhood. Thank you for the chance to comment	Email				X					X			X	X			
H - 1565 Vendola Drive (Santa Venetia)	Here in Santa Venetia, we are living with water shortages, traffic congestion, and our community's evacuation route was named the most dangerous in Marin and yet huge additional numbers of housing are proposed for this flood prone neighborhood. That's insane! We are not fooled by claims that these new residents won't drive everywhere. They will. We already know that every person of driving age in our neighborhood not only drives but owns a car, or truck. They line our streets, further restricting access routes. There are sites where housing can happen like at Northgate Mall, but not in our overcrowded flood zone.	Email				X				X	X			X				
H - 1565 Vendola Drive (Santa Venetia)	Hi, I would like to object to 251 N San Pedro as a site to build housing. There is a Child Center there serving many families. The ball field on the property is used by the children at the school and people in the neighborhood. There are very few ball fields for Little League. This ball field should not be taken away from ball players. I live in the condo complex next door. Parking is already limited for residents and guests. We can't absorb all the people people who would live there who have more cars than the give spots for them and their guests. If housing needs to be built in Santa Venetia why not 1565 Vendola Dr? The school property there has not been used for decades.	Email																X
H - 1565 Vendola Drive (Santa Venetia)	I am a longtime resident of Santa Venetia in unincorporated Marin County, and a member of the Santa Venetia Neighborhood Association (SVNA). I, along with many of my neighbors, attended the February 15 Zoom meeting on the Housing Element initiative, which seems detached from the reality of worsening climate change. Much of Santa Venetia exists in a flood plain; other parts are in the WUI. With only a single one-lane route in and out of the neighborhood — North San Pedro Road — our existing infrastructure is already stretched to the breaking point with daily traffic congestion restricting both egress and ingress. We currently have fewer than 1800 residences in Santa Venetia, yet the Housing Element recommends 422 additional units, representing an increase of approximately 25%. Adding a fraction of 422 units to Santa Venetia would greatly compromise the safety of its residents, in addition to degrading quality of life. Many of our homes were built in the WUI. We are at constant risk of wildfire, with unstable hillsides that in recent years have collapsed onto North San Pedro Road. Like all of our Marin neighbors, we are constrained by drought. Here in Santa Venetia, our water supply comes from tanks that are sited in the WUI. Supplanting CEQA review in the drive to create multi-million-dollar homes puts our cultural as well as our natural environment at risk. For example, Oxford Valley, a known site of native tribal artifacts such as shell mounds, has been designated for 45 "above moderate income" units. Bypassing CEQA would eliminate the protection of cultural resources here and in other areas of Santa Venetia and Marin that have not yet been surveyed and would be lost forever. Our neighborhood is known to be at severe risk of flooding. The SVNA is currently participating in a collaboration between the California Dept of Parks and Rec, The County of Marin, and The SF Bay NERR to "Identify and Evaluate Sea Level Rise Adaptation Options to Solve Road Flooding in China Camp State Park." The project recently received a \$525k grant to address the critical issue of flooding in the low- lying segment of North San Pedro that runs between Santa Venetia and Peacock Gap. This road is our only alternate route to Highway 101, one that our emergency responders rely upon when highway traffic is heavy. Here is a link to the July 26, 2021 article in the Marin IJ that describes the flooding (which is only expected to worsen) and touches on our risk of impeded egress/ingress in the event of a natural disaster: https://www.marinij.com/2021/07/26/china-camp-road-flooding-project-gets-525k-grant/ The Housing Element did not seem include plans for significant numbers of true low- income housing. In the future, we would like to see a plan that factors in housing that our neighbors throughout Marin County could afford.	Email				X					X	X		X	X		X	
H - 1565 Vendola Drive (Santa Venetia)	I am a longtime resident of Santa Venetia in unincorporated Marin County, and a member of the Santa Venetia Neighborhood Association (SVNA). I, along with many of my neighbors, attended the February 15 Zoom meeting on the Housing Element initiative, which seems detached from the reality of worsening climate change. Much of Santa Venetia exists in a flood plain; other parts are in the WUI. With only a single one-lane route in and out of the neighborhood — North San Pedro Road — our existing infrastructure is already stretched to the breaking point with daily traffic congestion restricting both egress and ingress. We currently have fewer than 1800 residences in Santa Venetia, yet the Housing Element recommends 422 additional units, representing an increase of approximately 25%. Adding a fraction of 422 units to Santa Venetia would greatly compromise the safety of its residents, in addition to degrading quality of life. Many of our homes were built in the WUI. We are at constant risk of wildfire, with unstable hillsides that in recent years have collapsed onto North San Pedro Road. Like all of our Marin neighbors, we are constrained by drought. Here in Santa Venetia, our water supply comes from tanks that are sited in the WUI. Supplanting CEQA review in the drive to create multi-million-dollar homes puts our cultural as well as our natural environment at risk. For example, Oxford Valley, a known site of native tribal artifacts such as shell mounds, has been designated for 45 "above moderate income" units. Bypassing CEQA would eliminate the protection of cultural resources here and in other areas of Santa Venetia and Marin that have not yet been surveyed and would be lost forever. Our neighborhood is known to be at severe risk of flooding. The SVNA is currently participating in a collaboration between the California Dept of Parks and Rec, The County of Marin, and The SF Bay NERR to "Identify and Evaluate Sea Level Rise Adaptation Options to Solve Road Flooding in China Camp State Park." The project recently received a \$525k grant to address the critical issue of flooding in the low- lying segment of North San Pedro that runs between Santa Venetia and Peacock Gap. This road is our only alternate route to Highway 101, one that our emergency responders rely upon when highway traffic is heavy. Here is a link to the July 26, 2021 article in the Marin IJ that describes the flooding (which is only expected to worsen) and touches on our risk of impeded egress/ingress in the event of a natural disaster: https://www.marinij.com/2021/07/26/china-camp-road-flooding-project-gets-525k-grant/ The Housing Element did not seem include plans for significant numbers of true low- income housing. In the future, we would like to see a plan that factors in housing that our neighbors throughout Marin County could afford.	Email		X		X				X	X	X	X	X	X			

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
H - 1565 Vendola Drive (Santa Venetia)	I am against the proposed units on North San Pedro Road. This proposed project is completely unsustainable and not researched for undesirable living situations. There are many factors that indicate this would not be a good site to build. Factors such as flood control, sea rising at a rate we can expect in the coming years, congestion, removal of a ball park and mostly there are no services to support this project. Well thought out projects include parks, services, bike paths, sidewalks and a reasonable egress in case of fire. North San Pedro Road is all ready congested due to a large school and many churches on this road. Another road to San Rafael is available to Point San Pedro Road however this road is failing due to floods in the winter and very evident sink holes that are not being addressed. More traffic would of course erode the roads further and in the past have had slides on this road particularly after recent tree removal has increased the likely occurrence.	Email		X	X	X				X	X	X		X				
H - 1565 Vendola Drive (Santa Venetia)	I attended the zoom meeting a few nights ago. I share the concern of some of my neighbors, well articulated by Gina Hagen. While I totally support affordable housing (so question if this will be "affordable" for working class people), I think we already have too many high density buildings on San Pedro Road, Jcc, school, rest homes, elder affordable housing, civic center etc... So I would support maybe 25 more units or something manageable, but hundreds seems like asking for trouble in an emergency. I live on Labrea way and I am glad we have housing for families, down the street, but a common problem is the amount of cars and high occupancy of some of the apartments. The overflow of cars goes all the way to Rosal, and currently I have had cars parked in front of my house for a month and more. It is not a significant problem in my case, but my neighbor who has teenagers with cars, is having to struggle to park their own cars, while the overflow is from housing two blocks away. Obviously San Rafael is a good place for more housing and i would think a place closer to the freeway like Marin Square could be used for extra units of housing. I also would personally like to build an accessory unit in my front yard for a student, teacher, medical professional, at affordable rate. It would be nice to have a department in Marin county who could help seniors like myself design,, get permits, and loans to afford to create such units. I myself was a renter in Marin for 36 years and lived in in-law apartments. I found it much more private and a win/win solution for the owner, typically older retired person, and myself as young professional. I was excited about an organization called Lily Pads and attended a meeting but found out later the owner was no longer providing services. So this would be a great thing to promote. Thank you for including us in your work. Hope we can have more affordable housing, while preserving the safety of our neighborhoods.	Email						X		X							X	
H - 1565 Vendola Drive (Santa Venetia)	I served on the Santa Venetia Community Plan (SVCP) Committee for almost 10 years, including working with County Staff the last 4 years, until its final adoption in 2017. This process included a thorough survey of our neighbors who commented on every empty parcel and open space for future development (and in fact Godbe told us the response was overwhelming with a higher than normal percentage of participation). Our SVCP Committee Members represented every corner of Santa Venetia. We held community meetings (that were well-attended) so all residents had a chance to voice their opinions and ideas. No one knows Santa Venetia better than Santa Venetians. The plan was supposed to cover everything of interest to ensure a diverse, family-oriented, and happy community for years to come. Adding 442 units is simply untenable for a small, working-class hamlet such as Santa Venetia. The last two open spaces (two ball fields) are slated for high density housing. This is totally uncharacteristic of the surrounding neighbors who live in small, single- family housing. In the February 15th Housing Element Zoom call, with County Staff and Contractors from... who knows where?, we were informed that our Community Plan would need to be updated. Who would do this work? When and how soon would these updates happen? How can the County randomly update our Community Plans that we spent so many resources on. SB-9 and SB-10 are a complete contradiction to our Community Plan that we dedicated years of work and volunteer hours to finally see its adoption. These past summers, we've stayed inside due to smoke and/or triple-digit weather. We used a bucket from our shower to water our indoor and deck plants while our yard withered and died due to restrictions and requirements in place from Marin Water. We worked out evacuation routes to alert residents to escape danger due to our one road in and out of Santa Venetia. I heard chain saws, chippers, and weed whackers almost every day, regardless of the high, fire-danger days. This is due to San Rafael Fire Department notifications and requirements. Also, there is currently a plan in place for creekside residents to have their wooden levees raised two feet to protect the sinking, below-sea-level homes in the flood zone (Zone 7), due to Sea Level Rise. The CDA is currently working on a "Safety Overlay Map" to be completed after the Housing Element site are chosen. Isn't this a case of "putting the cart before the horse"? Due to the location of Santa Venetia, nestled before the ripe, fire-prone area of San Pedro Ridge and the rising Las Gallinas Creek, doesn't this deserve a second look and/or consideration of the over-inflated number of units allotted to our small hamlet. When talking to my neighbors, the 422 units sounds so incredulous, they find it impossible to believe. As a volunteer, seasoned Land Use Member, I can't say I blame them. It's mind-boggling. Please reconsider Santa Venetia's allotted housing site numbers.	Email									X			X	X			
H - 1565 Vendola Drive (Santa Venetia)	I will reiterate the comments I made at the February 15 Housing Element meeting... I've lived in SV for over 30 years. I've served on the Santa Venetia Neighborhood Association Board of Directors for almost 30 years. Through our neighborhood association, The Santa Venetia Neighborhood Association (SVNA), we try to get the word out so that our residents are aware of upcoming projects and opportunity to comment. We've heard from Santa Venetia residents that they want to protect our quality of life. We are already concerned about the constant fire danger, flooding, Sea Level Rise, ingress and egress, and unsafe evacuation routes. Climate change is a huge concern for us and as well, we have run out of water in Marin County and are under strict mandates, so I can't understand how adding more and more housing units will help. And to restate, 422 units in SV is an increase of almost 25% of the 1,700-1,800 units we currently had, at last count. It's a very shocking number of additional units for us. I grew up in San Rafael. I hate what they've done to the City and have been constantly disappointed with the building choices and what they have given up. I don't want to see that happening in Santa Venetia – more congestion and loss of our green spaces. Affordable housing sounds great on paper, but we never seem to get that promise fulfilled. I've followed projects in San Rafael and for almost every project, the promise is a huge amount of housing with a small portion designated affordable and then after the project passes through the hurdles, the affordable-housing number is adjusted... always downward. I remember previously rules were passed to keep up with the demand of affordable housing, but the goalposts seem to constantly change and that number is lowered. What is the promise that won't happen with this process? Also, I heard them say at that meeting, they were giving schools and churches more flexibility by allowing them to build on parking lots? If that is the case, where will people park? They've already lowered the parking needed for new building in our communities. We already have overblown congestion, car-to-car parking along the road, and lots of red curbs. The idea of reducing parking requirements for new units AND building on parking required for old units is frightening. And finally, I realize this mandate for housing comes from the state. I believe we (my neighbors) are all on the same page when I ask that you push-back against these mandates. These are not only unrealistic for Santa Venetia but for all of Marin, the wonderful county I grew up in.	Email									X	X	X	X	X		X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
I - 251 N San Pedro Road (Santa Venetia)	(Comment edited for length) As the directors of Marin Cove Homeowner's Association, and on behalf of the Association, we register our strong objections to plans to turn the Old Gallinas school site into a housing complex. The Marin Cove subdivision is in the Santa Venetia neighborhood. It has 75 units, on single lane streets, and has limited parking areas. The owners are generally single families; some of which have children. The owners, in part due to the limited public transportation, generally use cars to get to and from work. Marin Cove HOA, not the school district, owns the strip of land on the west side of Schmidt Lane separating the field at the Old Gallinas School District from Schmidt Lane. The HOA does not consent to the use of its property to provide access for proposed housing. To the extent the driveway on Schmidt Lane, which crosses the strip of property owned by the Marin Cove HOA, is claimed to be an easement to permit access to the field, if the proposed housing development contemplates the use of such driveway, such is a dramatically increased use of the easement. We do not consent to the use of the driveway to serve a 180- unit development. For the reasons discussed below, we request the removal of the Old Gallinas property from the list of sites proposed for affordable housing. We make these objections based on Government Code section 65852.21 of the Housing Crisis Act ("HCA"), which provides for denial of a proposed housing development project if such project would have a "specific, adverse environmental and social impact," as defined and determined in paragraph (2) of subdivision (d) of Government Code section 65589.5. A significant adverse environmental and social impact means a "significant, quantifiable, direct, and unavoidable impact" [emphasis added], based on objective, identified written public health or safety standards, policies, or conditions. (Govt. Code, § 65580.5(d)(2).) Preliminarily, we object to the lack of notice of consideration of the Old Gallinas school site as a location for affordable housing. The Board only learned of the consideration on Monday, February 21, 2022. In the past, the County posted notices of consideration of proposed construction developments on our streets, or sent circulars to residents, so they could make a reasoned response. Why such notice was not given here is unclear. In the past, Santa Venetia residents have objected to the County's attempts to either build on the Old Gallinas field, or turn the field into a designated dog park. The residents' objections, then, as now, included concerns as to congestion and parking. Due to the lack of notice, we are only able to offer brief comments as to the unsuitability of the planned development in this location. We do not know, for example, whether the proposal is for the entire closure of the child care center, as well as the field. We do not waive any objection to the lack of notice. We reserve all rights to contest the lack of notice. As a very brief summary, the significant adverse impacts posed by the housing development include the loss of needed facilities for childcare and recreational purposes, traffic congestion on our streets, parking problems, and safety concerns created by the inability of emergency vehicles to access our neighborhood during periods of traffic congestion. There are obviously more suitable alternatives which, under the HCA, does not permit disregarding these adverse impacts. First, the loss of a child center (if such is being considered) will dramatically affect local residents who use the center to permit their children to be cared for while they work. The Legislature has declared furnishing facilities for child care serves an important public interest. ¹ The field is used by children attending the day care center for recreational purposes. It is unfair to conclude such children should not have adequate recreational space. Second, turning to the traffic congestion issue, North San Pedro is only a two lane highway east of Civic Center Drive until approximately Peacock Gap. This roadway is already heavily burdened by parents dropping off and picking up their children (weekdays 8-9:15 am, 3-4 pm), and buses transporting children to and from the Venetia Valley school. Approximately 730 children attend the school. The turnouts built during the modification of the Venetia Valley school have not eliminated the congestion problems. The HCA expressly refers to congestion management, and provides that nothing in the HCA relieves a public agency from complying with congestion management. (Govt. Code, § 65589.5. subd. (e).)	Email (See Email Comments Received.PDF, pp. 75-79)			X	X	X							X				
I - 251 N San Pedro Road (Santa Venetia)	(Comment edited for length) The Northridge Homeowners Association ("NHA") respectfully submits these initial comments regarding 251 North San Pedro Rd. (herein, "Old Gallinas School and Ball Field")—and also regarding the identified potential sites in Santa Venetia more generally. We very much appreciate the County's consideration of the below comments. Northridge is a residential neighborhood in Santa Venetia that is adjacent at its eastern end to Old Gallinas School and Ballfield. Northridge includes 176 single-family homes as well as a neighborhood pool and privately-owned tennis courts. Given our close proximity to Old Gallinas School and Ball Field, any proposed development of that property is obviously of critical interest (and concern) to our residents. The County's draft candidate site list identifies Old Gallinas School and Ball Field as a candidate site for adding an extremely large number of what would have to be high-density housing units in a relatively small space. The NHA has received feedback from some of the residents in our neighborhood. The scope, size, and would-be density of this, alone, are shocking and of great concern to our neighborhood. Old Gallinas School and Ballfield would be a very poor choice/candidate for any significant housing development for multiple reasons: Please Don't Get Rid of Santa Venetia's Only Ball Field. To accommodate a project anywhere near the scope suggested in the draft list would require not only getting rid of the school buildings (which themselves are currently being used for essential child day care services), but also would require getting rid of (i.e., building on top of) the baseball field which currently comprises the majority of the property. This is the only ball field that Santa Venetia has, and it would be absolutely terrible if it were to be lost. Indeed, the Santa Venetia Community Plan specifically identifies as a major priority: "preservation of existing recreational assets in the community such as the...existing ball and play fields." This item was included in the Community Plan because numerous residents identified this specifically (including the Old Gallinas Ball Field, in particular) as a critical neighborhood asset to preserve. Surely, there must be better candidate sites that don't require eliminating the only ball field for an entire neighborhood (and eliminating a desperately-needed day care facility on top of that). Don't Exacerbate an Already Very Serious Traffic Problem. Adding numerous units of housing where the Old Gallinas School and Ball Field is—and, more broadly, adding hundreds of additional housing units to Santa Venetia—would significantly exacerbate an already very serious traffic problem in the neighborhood. Santa Venetia has one way in and out of the neighborhood, and that one road (N. San Pedro Rd.) often backs up significantly, particularly, but not only, during school drop off/pick up times. Even without the potential additional housing identified in the draft candidate site list, the traffic situation in Santa Venetia is already expected to get worse in the near and intermediate term, as San Rafael City Schools apparently intends to expand and increase enrollment at Venetia Valley School and the Osher Marin JCC also has plans to increase the size and enrollment of its school. As to Venetia Valley School, the County apparently has little if any control over development/expansion plans on SRCS school property. Both the current major traffic problems facing the neighborhood and the schools' expansion plans must be considered in evaluating the traffic impact, and ultimately the viability, of adding any material amount of additional housing to Santa Venetia. Simply put, adding hundreds of housing units to this neighborhood, as the draft candidate site list seems to contemplate as a possibility, would further exacerbate a bad traffic situation and, frankly, would not be sustainable for this community. Additional Housing Units Would Exacerbate Emergency Exit Problems. Adding Hundreds of Units of Housing to Santa Venetia Would Materially Impact the Character of the Neighborhood. If even a fraction of the potential housing contemplated as possible by the draft site candidate list were to come to fruition, it would involve adding large housing complexes that are overly-dense and out-of-character for the neighborhood, creating potential noise and quality of life problems for Northridge and Santa Venetia more generally. The possibility of adding 186 units of housing to Old Gallinas School and Ball Field Site, alone, would be a drastic change for Northridge and is of great concern to our community which is adjacent to the school/ball field. Any rezoning/approval of additional housing, to the extent it is deemed appropriate, should carefully limit development to something far less dense (i.e., something in line with the current, prevailing residential density in Santa Venetia).	Email (See Email Comments Received.PDF, pp. 87-89)			X	X				X		X	X	X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
I - 251 N San Pedro Road (Santa Venetia)	Hello and thank you for the opportunity to comment regarding Future Housing Sites in Marin County. I attended the local Housing meeting regarding Santa Venetia and Los Ranchitos on February 15th and live in the Santa Venetia area. Here are my comments from a Santa Venetia resident perspective: 1. The process, while advised by the Marin County Planning Department, is being run by a consulting agency that is not familiar with Marin County and the local areas & neighborhoods. 2. The number of assigned housing units to Santa Venetia, 422, ignores the following. Before housing site numbers are assigned and accepted, a "CEQA-lite" analysis should be performed to determine if the numbers and locations are practical from a CEQA perspective. We heard these concerns brushed off with the response that if any development is going to be done, a full CEQA would be completed before development could/would proceed. This would be an "after-the-fact" process, with the fact that the housing numbers and sites have already been assigned and accepted, and would be too late to be influential in the development process. a. There is only one practical vehicle road out of Santa Venetia to the freeway that is already heavily impacted by three schools, the one at the JCC, the Marin School, and Venetia Valley school, and a large pre-school. Traffic in & out of Santa Venetia is also already heavily impacted by the JCC, the Civic Center traffic, the Marin Lagoon traffic, the Veterans Memorial traffic, the Marin Lagoon Housing and the commercial enterprises along McInnis Parkway. b. Some of the sites selected are in wetlands areas, such as the McPhail school site next to North San Pedro Road. c. some of the sites selected are next to the Bay and subject to special development restrictions, such as the McPhail school site. d. The total number of housing units assigned to Marin County, and not just to the unincorporated areas, does not take into account the water needs. And we, Marin County as serviced by MMWD, are in the middle of a water shortage with future years looking to be worse due to Climate Change. 3. Using city limit boundaries to direct neighborhood focus and comment ignores the reality of the holistic nature of a neighborhood that crosses city limits and unincorporated boundaries. It is expedient, especially for an outside consulting firm not familiar with Marin County or Santa Venetia, but not realistic. This is especially true for the Santa Venetia area. Santa Venetia is heavily impacted by what the City of San Rafael does or does not do around the Civic Center, at the intersection of North San Pedro Road and Civic Center Drive, around Marin Lagoon Park, at the Marin Lagoon homes neighborhood, and at the Marin Ranch Airport. Using city limit boundaries is expedient but not accurate and realistic in appraising housing impacts to a neighborhood such as Santa Venetia. And restricting the geographical area that Santa Venetia residents can comment on and have input to, to not include what is inside the City limits of San Rafael for the areas noted above is violating our rights to comment on and have input to what is impacting our neighborhood. Thank you for the chance to comment	Email					X				X			X	X			
I - 251 N San Pedro Road (Santa Venetia)	Here in Santa Venetia, we are living with water shortages, traffic congestion, and our community's evacuation route was named the most dangerous in Marin and yet huge additional numbers of housing are proposed for this flood prone neighborhood. That's insane! We are not fooled by claims that these new residents won't drive everywhere. They will. We already know that every person of driving age in our neighborhood not only drives but owns a car, or truck. They line our streets, further restricting access routes. There are sites where housing can happen like at Northgate Mall, but not in our overcrowded flood zone.	Email				X				X	X			X				
I - 251 N San Pedro Road (Santa Venetia)	Hi, I would like to object to 251 N San Pedro as a site to build housing. There is a Child Center there serving many families. The ball field on the property is used by the children at the school and people in the neighborhood. There are very few ball fields for Little League. This ball field should not be taken away from ball players. I live in the condo complex next door. Parking is already limited for residents and guests. We can't absorb all the people people who would live there who have more cars than the give spots for them and their guests. If housing needs to be built in Santa Venetia why not 1565 Vendola Dr? The school property there has not been used for decades.	Email			X		X											
I - 251 N San Pedro Road (Santa Venetia)	I am a longtime resident of Santa Venetia in unincorporated Marin County, and a member of the Santa Venetia Neighborhood Association (SVNA). I, along with many of my neighbors, attended the February 15 Zoom meeting on the Housing Element initiative, which seems detached from the reality of worsening climate change. Much of Santa Venetia exists in a flood plain; other parts are in the WUI. With only a single one-lane route in and out of the neighborhood — North San Pedro Road — our existing infrastructure is already stretched to the breaking point with daily traffic congestion restricting both egress and ingress. We currently have fewer than 1800 residences in Santa Venetia, yet the Housing Element recommends 422 additional units, representing an increase of approximately 25%. Adding a fraction of 422 units to Santa Venetia would greatly compromise the safety of its residents, in addition to degrading quality of life. Many of our homes were built in the WUI. We are at constant risk of wildfire, with unstable hillsides that in recent years have collapsed onto North San Pedro Road. Like all of our Marin neighbors, we are constrained by drought. Here in Santa Venetia, our water supply comes from tanks that are sited in the WUI. Supplanting CEQA review in the drive to create multi-million-dollar homes puts our cultural as well as our natural environment at risk. For example, Oxford Valley, a known site of native tribal artifacts such as shell mounds, has been designated for 45 "above moderate income" units. Bypassing CEQA would eliminate the protection of cultural resources here and in other areas of Santa Venetia and Marin that have not yet been surveyed and would be lost forever. Our neighborhood is known to be at severe risk of flooding. The SVNA is currently participating in a collaboration between the California Dept of Parks and Rec, The County of Marin, and The SF Bay NERR to "Identify and Evaluate Sea Level Rise Adaptation Options to Solve Road Flooding in China Camp State Park." The project recently received a \$525k grant to address the critical issue of flooding in the low-lying segment of North San Pedro that runs between Santa Venetia and Peacock Gap. This road is our only alternate route to Highway 101, one that our emergency responders rely upon when highway traffic is heavy. Here is a link to the July 26, 2021 article in the Marin IJ that describes the flooding (which is only expected to worsen) and touches on our risk of impeded egress/ingress in the event of a natural disaster: https://www.marinij.com/2021/07/26/china-camp-road-flooding-project-gets-525k-grant/ The Housing Element did not seem include plans for significant numbers of true low-income housing. In the future, we would like to see a plan that factors in housing that our neighbors throughout Marin County could afford.	Email		X		X				X	X	X	X	X	X			
I - 251 N San Pedro Road (Santa Venetia)	I am against the proposed units on North San Pedro Road. This proposed project is completely unsustainable and not researched for undesirable living situations. There are many factors that indicate this would not be a good site to build. Factors such as flood control, sea rising at a rate we can expect in the coming years, congestion, removal of a ball park and mostly there are no services to support this project. Well thought out projects include parks, services, bike paths, sidewalks and a reasonable egress in case of fire. North San Pedro Road is all ready congested due to a large school and many churches on this road. Another road to San Rafael is available to Point San Pedro Road however this road is failing due to floods in the winter and very evident sink holes that are not being addressed. More traffic would of course erode the roads further and in the past have had slides on this road particularly after recent tree removal has increased the likely occurrence.	Email		X	X	X				X	X	X		X				
I - 251 N San Pedro Road (Santa Venetia)	I attended the zoom meeting a few nights ago. I share the concern of some of my neighbors, well articulated by Gina Hagen. While I totally support affordable housing (so question if this will be "affordable" for working class people), I think we already have too many high density buildings on San Pedro Road, Jcc, school, rest homes, elder affordable housing, civic center etc... So I would support maybe 25 more units or something manageable, but hundreds seems like asking for trouble in an emergency. I live on Labrea way and I am glad we have housing for families, down the street, but a common problem is the amount of cars and high occupancy of some of the apartments. The overflow of cars goes all the way to Rosal, and currently I have had cars parked in front of my house for a month and more. It is not a significant problem in my case, but my neighbor who has teenagers with cars, is having to struggle to park their own cars, while the overflow is from housing two blocks away. Obviously San Rafael is a good place for more housing and I would think a place closer to the freeway like Marin Square could be used for extra units of housing. I also would personally like to build an accessory unit in my front yard for a student, teacher, medical professional, at affordable rate. It would be nice to have a department in Marin county who could help seniors like myself design,, get permits, and loans to afford to create such units. I myself was a renter in Marin for 36 years and lived in in-law apartments. I found it much more private and a win/win solution for the owner, typically older retired person, and myself as young professional. I was excited about an organization called Lily Pads and attended a meeting but found out later the owner was no longer providing services. So this would be a great thing to promote. Thank you for including us in your work. Hope we can have more affordable housing, while preserving the safety of our neighborhoods.	Email					X			X							X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
I - 251 N San Pedro Road (Santa Venetia)	I served on the Santa Venetia Community Plan (SVCP) Committee for almost 10 years, including working with County Staff the last 4 years, until its final adoption in 2017. This process included a thorough survey of our neighbors who commented on every empty parcel and open space for future development (and in fact Godbe told us the response was overwhelming with a higher than normal percentage of participation). Our SVCP Committee Members represented every corner of Santa Venetia. We held community meetings (that were well-attended) so all residents had a chance to voice their opinions and ideas. No one knows Santa Venetia better than Santa Venetians. The plan was supposed to cover everything of interest to ensure a diverse, family-oriented, and happy community for years to come. Adding 442 units is simply untenable for a small, working-class hamlet such as Santa Venetia. The last two open spaces (two ball fields) are slated for high density housing. This is totally uncharacteristic of the surrounding neighbors who live in small, single- family housing. In the February 15th Housing Element Zoom call, with County Staff and Contractors from... who knows where?, we were informed that our Community Plan would need to be updated. Who would do this work? When and how soon would these updates happen? How can the County randomly update our Community Plans that we spent so many resources on. SB-9 and SB-10 are a complete contradiction to our Community Plan that we dedicated years of work and volunteer hours to finally see its adoption. These past summers, we've stayed inside due to smoke and/or triple-digit weather. We used a bucket from our shower to water our indoor and deck plants while our yard withered and died due to restrictions and requirements in place from Marin Water. We worked out evacuation routes to alert residents to escape danger due to our one road in and out of Santa Venetia. I heard chain saws, chippers, and weed whackers almost every day, regardless of the high, fire-danger days. This is due to San Rafael Fire Department notifications and requirements. Also, there is currently a plan in place for creekside residents to have their wooden levees raised two feet to protect the sinking, below-sea-level homes in the flood zone (Zone 7), due to Sea Level Rise. The CDA is currently working on a "Safety Overlay Map" to be completed after the Housing Element site are chosen. Isn't this a case of "putting the cart before the horse"? Due to the location of Santa Venetia, nestled before the ripe, fire-prone area of San Pedro Ridge and the rising Las Gallinas Creek, doesn't this deserve a second look and/or consideration of the over-inflated number of units allotted to our small hamlet. When talking to my neighbors, the 422 units sounds so incredulous, they find it impossible to believe. As a volunteer, seasoned Land Use Member, I can't say I blame them. It's mind-boggling. Please reconsider Santa Venetia's allotted housing site numbers.	Email									X			X	X			
I - 251 N San Pedro Road (Santa Venetia)	I will reiterate the comments I made at the February 15 Housing Element meeting... I've lived in SV for over 30 years. I've served on the Santa Venetia Neighborhood Association Board of Directors for almost 30 years. Through our neighborhood association, The Santa Venetia Neighborhood Association (SVNA), we try to get the word out so that our residents are aware of upcoming projects and opportunity to comment. We've heard from Santa Venetia residents that they want to protect our quality of life. We are already concerned about the constant fire danger, flooding, Sea Level Rise, ingress and egress, and unsafe evacuation routes. Climate change is a huge concern for us and as well, we have run out of water in Marin County and are under strict mandates, so I can't understand how adding more and more housing units will help. And to restate, 422 units in SV is an increase of almost 25% of the 1,700-1,800 units we currently had, at last count. It's a very shocking number of additional units for us. I grew up in San Rafael. I hate what they've done to the City and have been constantly disappointed with the building choices and what they have given up. I don't want to see that happening in Santa Venetia – more congestion and loss of our green spaces. Affordable housing sounds great on paper, but we never seem to get that promise fulfilled. I've followed projects in San Rafael and for almost every project, the promise is a huge amount of housing with a small portion designated affordable and then after the project passes through the hurdles, the affordable-housing number is adjusted... always downward. I remember previously rules were passed to keep up with the demand of affordable housing, but the goalposts seem to constantly change and that number is lowered. What is the promise that won't happen with this process? Also, I heard them say at that meeting, they were giving schools and churches more flexibility by allowing them to build on parking lots? If that is the case, where will people park? They've already lowered the parking needed for new building in our communities. We already have overblown congestion, car-to-car parking along the road, and lots of red curbs. The idea of reducing parking requirements for new units AND building on parking required for old units is frightening. And finally, I realize this mandate for housing comes from the state. I believe we (my neighbors) are all on the same page when I ask that you push-back against these mandates. These are not only unrealistic for Santa Venetia but for all of Marin, the wonderful county I grew up in.	Email								X	X	X		X	X		X	
I - 251 N San Pedro Road (Santa Venetia)	Re: Marin County Housing and Safety Elements Update, 2023 – 2031. The Santa Venetia Neighborhood Association (SVNA) is an organization representing the interests of 1,700 – 1,800 households (4,474 residents per the 2019 census figures) who live in Santa Venetia. As an organization, we are dedicated to the enhancement and preservation of the character and quality of life of the Santa Venetia neighborhood. We do our best to represent our community and have an established reputation to be a voice for proper development. And in accordance with our mission statement, we, the Board Members of the SVNA, feel compelled to comment on this issue. We want to ensure that the Marin County Board of Supervisors receives an accurate impression from our community regarding the updated Housing Element and are writing today to summarize feedback we have heard from many of our members. Many residents of Santa Venetia, including members of the SVNA, attended the February 15 Zoom meeting where consultants representing the interests of the housing element initiative presented online tools for community feedback. We find these tools inadequate; rather than serving as an open platform for the BOS to receive realistic community input, they seem designed to provide information to housing element staff as to where to add more housing. The Housing Element recommends 422 additional units for Santa Venetia. There are currently fewer than 1,800 residences in Santa Venetia, so this represents an increase of approximately 25%— far more growth than the neighborhood has seen for at least two decades. This mandate seems utterly siloed from the worsening reality of global warming and climate change, (the existence of which was recognized both in the Countywide Plan and by the Marin County Civil Grand Jury) which is leading to catastrophic weather events such as fires and flooding. The upland parts of Santa Venetia not directly threatened by flooding are part of the Wildland Urban Interface (WUI) and are subject to year-round fire danger. Like all of Marin, we are constrained by drought, and our water supply comes from tanks that are sited in the WUI. We are actively working actively to protect our homes; parts of Santa Venetia are now Firesafe Marin neighborhoods. Road access to Santa Venetia is highly constricted; we have daily traffic congestion that affects both egress and ingress. The remaining undeveloped parts of Santa Venetia include unstable hillsides that recently led to multiple landslides onto our roadway. All of the issues mentioned above are familiar to the Marin County BOS. They are also the same reasons that Santa Venetia has not experienced anything close to 25% growth in decades. There is no way to grow by 25% using market-rate housing on undeveloped parcels without compromising our safety. The Housing Element directly suggests that our personal safety, including safety from climate events, fire, and safe water supply, is secondary to their objectives of housing growth. One type of growth we believe is needed in Marin County is true low-income housing. By this we mean the type of housing that our current typical Santa Venetia resident could afford. We also support the right of residents to add accessory dwelling units (ADU) to their homes. However, it was clear that the Housing Element does not include plans for significant numbers of low-income housing. Instead, it promotes "market rate" housing, which we know means homes that will sell for millions of dollars each. We are effectively being asked to endanger ourselves to serve the interests of developers to sell multi-million- dollar homes to elite buyers from outside of the region. To paraphrase one of our SVNA members, "The County's first responsibility is for the health and safety of the existing residents of our neighborhood." We ask you to consider this as you move forward. If the intent of the Housing Element is to bypass CEQA process, as alluded to in the Zoom meeting on Feb. 15th, the existence of culturally sensitive resources, including shell mounds in Oxford Valley, still cannot be ignored. Damaging cultural resources of native peoples in order to comply with Housing Element goals would be inconsistent with Marin County values and our historical respect for our earliest Santa Venetia natives. Oxford Valley, the site of known shell mounds, has been designated for 45 "above moderate income" units. Other areas of Santa Venetia may not yet have been properly surveyed for these resources, and bypassing CEQA would also eliminate their protection. These are just a few of the concerns that we have. The SVNA has encouraged our members to send comment letters as well, citing their concerns about this update. Please include those concerns as concerns of the SVNA	Email				X				X	X			X	X		X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
Inverness, Balmoral Way	(Comment edited for length)I am a resident of Old Inverness, specifically Balmoral Way. Please consider the following comments as you finalize your recommendations: The entire approach of this planning effort is misguided. The consultant seems to have arbitrarily plopped new housing onto a map of West Marin without considering County planning history, constraints on the land, or natural resources, let alone community input. This top-down and ill-informed approach is unlikely to succeed, certainly not without damaging community good will, neighborhood cohesion, natural resources and other values of importance. The sites to be developed should be chosen only after a thorough inventory of geology, water supply, slope and other relevant factors. The 2007 Countywide Plan conceived of the entirety of West Marin as a rural, agricultural and low-density region, serving the Bay Area's recreational needs. This reflects the large proportion of the undeveloped lands that are protected as national, state and county parks. Further it carried forward the zoning decisions of the Board of Supervisors in the 1970's, which put a high priority on agricultural and natural resource preservation. If not implemented with great care, this plan risks contravening the supervisors' vision for West Marin. It should not be carried out until the County as a whole considers the larger planning goals for the area. An "elephant-in-the-room" with the housing shortage is the effect of AirBnB. If the County could reign in this business, the housing supply would quickly rebound, with numerous benefits to the community. Additionally, any new regulations for implementing the current planning process must avoid the ironic outcome that the newly constructed residential sites will also be converted to vacation rentals. Indeed, I suggest the County begin its effort to increase housing supply by tackling this behemoth before undertaking the kind of process it is currently engaged in. Assuming willing sellers of residential properties can be found on Balmoral Way, developers will find they are unsuitable for high density projects. Most of the lots slope steeply downhill to a floodplain of Second Valley Creek to the north or a smaller riparian zone to the south. The California Coastal Commission has jurisdiction over the whole neighborhood; this circumstance will render any permitting process lengthy, difficult and expensive. No sewers are available in Inverness. The Coastal Commission has already reacted negatively to the prospect of increasing the number of septic systems due to the likelihood that more leachate will be detrimental to the already-poor water quality of local streams and Tomales Bay. The Inverness Public Utility District is already struggling to meet the current demand for water. This past summer, we were forced to accept severe limits on usage. With the uncertainty that climate change is bringing, it would be risky to assume that the 2021 drought is unlikely to be repeated. Inverness is unsuitable for low-income housing. First, the price of undeveloped land is decidedly high. Additionally, there are few jobs to be had in West Marin and the availability of public transportation for commuting to jobs in east Marin is almost nil. Accordingly, any new residential construction should be geared for moderate to high income residents. The Inverness Community Plan, (adopted in 1983)(ICP) provides little support for the concept of substantially increasing housing and for good reasons: The Plan states that even then, there was insufficient water for new connections. There is no potential for municipal wells on Inverness Ridge and although wells were stated to be feasible in the alluvial fans, the Coastal Commission is unlikely to allow them. Grading of Inverness's hilly lots in preparation for construction would significantly increase sedimentation of our creeks and the Bay. The Old Inverness neighborhood is already close to complete buildout. The entire town of Inverness has poor transportation resources. As noted above, public transportation is not readily available. The ICP notes that the "likelihood of improved transit service to and from the Inverness Ridge Planning Area is remote at best." The roads are narrow and, in many cases, do not allow two-way traffic. Moreover, there is only one road leading in and out of the town, Sir Francis Drake Boulevard. In the increasingly likely event of a wildfire, serious and potentially dangerous congestion and traffic is likely to occur during an emergency evacuation. Additional population would exacerbate this risk. In sum, adding substantial quantities of new housing to Inverness would require a significant revision to the Countywide Plan and the Inverness Community Plan, policy changes at the Coastal Commission and greatly increased sanitary facilities. Even if these hurdles can be overcome, the lack of water resources and the emergency evacuation challenges would require a significant reduction in the scale of the	Email (See Email Comments Received.PDF, pp. 16-19)	X	X		X		X		X		X		X	X	X	X	
Inverness, Balmoral Way	I am writing about the draft list of "underutilized residential housing" in Inverness, specifically those listed on Balmoral Way in Inverness. I am the property owner of 5 Balmoral Way. Imagine my surprise to see my own property (and my house which was fully rebuilt in 2015 with full permits from the county) included on this list as "underutilized residential housing." I was even more surprised to see all of my neighbors' homes on Balmoral Way (in which my neighbors live) to be similarly listed. Obviously the folks who came up with these addresses on Balmoral Way made a significant factual error that needs to be corrected by deleting the Balmoral Way addresses from the list. This isn't about NIMBY -- this is simply a factual matter that the listed addresses are not underutilized housing sites. Balmoral Way is a small, one-lane, private, dirt road with no empty lots. Each lot is already built on and fully-utilized. Each lot has a steep incline. All lots are near the water of Tomales Bay and highly constrained in terms of septic system expansion. While perhaps we residents of Balmoral Way should consider it an honor to be listed as the epicenter of underutilized residential units in Inverness, alas, it is an error by those who compiled the list and is divorced from reality. In summary, as a simple factual matter, the housing stock on Balmoral Way in Inverness is fully-built-up and fully-utilized and should not be listed as "underutilized"; all the Balmoral Way addresses on the "underutilized" list should be removed. Thank you for your kind consideration of this request to correct clear and obvious factual errors in the county's data.	Email		X						X					X			
Inverness, Cottages at Point Reyes Parcel	Re: Cottages at Point Reyes Seashore parcel, Inverness. This parcel is inappropriate for proposed development for two very serious reasons: 1) it is in a high fire danger zone, and 2) is prone to floods and landslides. 1: The adjacent hundred+ acres of private and public bishop pine forest is long untended and seriously overgrown with brush and dead trees, and has not burned in almost 100 years. Wildfire in the canyon would directly threaten our family homes and all our neighbors on Pine Hill Road, Kehoe Way and Vision Road, in addition to all of the residents of Seahaven on the north. 2: The canyon was damaged in the 1982 storms, which unleashed large amounts of mud and rock, and woody detritus, into the bottomlands, and it is unstable as far as landslide danger (take note of the problems on Sir Francis Drake Blvd. above). Without any doubt, these events will be repeated in the future. For these reasons alone, this is one of the least appropriate areas for future housing. Douglas (Dewey) Livingston	Email									X	X		X				
J - 9840 State Route 1 (Olema)	I think that the proposed low cost housing sites and sizes and the solution is not thought out ! For instance , the 98 homes in Woodacre would create a huge traffic problem and also be inappropriate . The Olema location and proposal would ruin the nature of Olema ! And Dennis Rodoni lives in Olema ! The west Marin area has been protected for a reason ! The nature and small town is the reason that we are all here ! I've lived here for 46 years and believe that it would be more appropriate to absorb the housing on properties that are all ready developed and make it attractive for homeowners to build ADUs Please revise the thinking around this important topic of affordable housing !	Email								X		X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
K - 1500 Butterfield Road (Sleepy Hollow)	(Comment edited for length) I am a Marin County native, longtime resident of Sleepy Hollow, and a former member of the Sleepy Hollow Board of Directors. I am also a licensed real estate appraiser, and an MAI-designated member of the Appraisal Institute, although I write this letter as a concerned private citizen. This letter pertains to the revised housing element, in particular the San Domenico School site, but these points apply equally to all proposed West Marin sites. Sound urban planning supports higher density development along existing highway corridors, and "low" and "very low" income housing should be constructed near employment centers and in areas with adequate public transportation and adequate infrastructure, including shopping, hospitals, schools, etc. None of the West Marin sites offer these basic amenities. In particular, the Sleepy Hollow site at the end of Butterfield Road on the San Domenico School campus is slated for 90 units, of which 56 are "low" and "very low" income. There are several serious problems with the plan, most notably the bulk and size of a 90-unit development in a low-density, semi-rural location. The major issues are as follows: 1. The Sleepy Hollow site (San Domenico campus) is zoned for a minimum density of 1 dwelling unit (d/u) per 10 acres. The San Domenico parcel is +/-551 acres, so the maximum allowable number of units is 55 units, and probably far less, once slope is factored in. The current allocated number of 90 units far exceeds the County's own General Plan. 2. The height and bulk of a 90-unit development is incompatible with the low-density and semi-rural character of Sleepy Hollow, where the existing zoning is one acre minimum lot size. Assuming 1,000 square feet per unit, the building will be a minimum 90,000 square feet. Assuming 4 stories (well above the current allowed height restriction) and an 85 foot width, the length would be +/-265 feet, far larger than any current commercial building in Fairfax or San Anselmo with the exception of Safeway and Rite Aid in Red Hill Shopping Center. Onsite parking would certainly be required because the location is 100% auto-dependent. A minimum of 5-7 acres abutting County Open Space would be permanently lost. 3. A development of this size would likely require a significant sewer upgrade. Other infrastructure upgrades might also be necessary to handle an additional 90 households. There are +/-785 existing homes in Sleepy Hollow, so 90 units is a 10% increase in households overnight. A cost benefit analysis should be conducted to see if the project even pencils out. And certainly, an EIR will be necessary. 4. The proposed location is in the wildlife urban interface (WUI) with elevated wildfire risk. Butterfield Road is only road in and out of Sleepy Hollow, and evacuation of residents in case of wildfire has been a major safety concern of the Sleepy Hollow Board for many years. The "Achilles Heel" of Sleepy Hollow is single point of ingress/egress. 5. There is inadequate public transportation to support a 90-unit development, particularly if 56 are "very low" and "low" income units. These households may lack a car, and the location is 100% auto-dependent. 6. The Sleepy Hollow location is over 5 miles to the nearest employment center in San Rafael, and is three miles from the nearest supermarket which is "upscale" (Good Earth) and expensive. It is over one mile to the nearest school, which is currently operating at near full capacity. 7. Of the proposed 90 units, 56 are "very low" and "low" income households, or over 50%. The median HH income is Sleepy Hollow is \$255,000, and the average housing price is around \$2 million. What formula is used to determine the number of "low" and "very-low" income households that go into a location?	Email (See Email Comments Received.PDF, pp. 99-101)	X		X		X	X		X		X		X		X	X	
K - 1500 Butterfield Road (Sleepy Hollow)	I live in Sleepy Hollow. I am concerned about the San Dominico site (which proposes adding 90 housing units to a community with ~800 households) for two main reasons. 1) Safety. Butterfield is a one way in one way out road. In case of evacuation, increasing the households by over 10% is troubling. Cars at the far end of Butterfield tend to speed. Adding more cars at the very end of the road significantly increases the risk of cars speeding. 2) Traffic. There is almost no public transportation on Butterfield. San Dominico already has a strict traffic commitment with the community because traffic is so bad. This would make it worse. There are three schools which adds to the traffic on Butterfield. Best practices for increasing housing is to do infill in urban areas. This is the opposite. It's building far away from public transportation and freeway access. What makes the most sense is to build as close to highway 101, bus terminals, Smart, etc.	Email				X		X						X				
L - 26500 Main Street (Tomaes)	Your proposal to place 186 low-income units on this site is not fair nor does it make sense for the following reasons: You will take away a little league ball field currently used by the nearby communities, t may displace the early development center on the site. he immediate area already supports a section 8 housing community at the corner of North San Pedro and Schmidt Lane. This development will put an unfair burden on the surrounding neighborhood. here is a site at McPhail School down the road on North San Pedro that accommodate the same number of units without removing the little league field and have less visibility to the nearby neighborhood.A s stated in another comment, Bon Air shopping center could accommodate most if not all of these units.	Email			X					X								
Lucas Valley	I do not support the proposed quantity of housing proposed for Lucas Valley. I am concerned about water resources, evacuation congestion in a fire, lack of services for new people in the area, increased road congestion and increased wildfire risk. This is not a NIMBY response. The Rotary Village is a great example of affordable housing for seniors that is near our community which is lovely. Expanding this type of housing would be welcome. Highrises are not welcome as they do not fit-in with our area. greatly reduced quantity of one or two story homes would be welcome. Why are we targeted with such a large percentage of the proposed housing? This is not an equitable plan. thought the Governor wanted housing in urban centers where services were available. Your plan does not meet this key criteria.	Email			X	X				X		X		X	X		X	
Lucas Valley	I have resided in Upper Lucas Valley since 1986. Part of the appeal when I purchased here was the rural setting. Although I understand the need for housing, high density housing is inappropriate for Marin, i.e. large multi-unit structures. I welcome the addition of single family residences as many younger people need homes here desperately. I'm not sure where they would be situated in this area, but am open to suggestions. When George Lucas proposed affordable housing further down Lucas Valley Road, the main concern was the lack of transportation, grocery stores, and the other necessities. It made no sense. Another suggestion would be to make it possible for seniors to give (not sell) their larger homes to their children, purchase smaller homes and retain their property tax base. Most people in that position don't/can't move because buying a smaller home for \$1+ million brings with it property taxes they would find unaffordable. The only way it is currently possible is to sell your existing home and buy a cheaper one. When thinking of housing, perhaps the smart thing to do is build an area of affordable homes in the 1100-1500 square foot range for seniors. That would free up many, many existing homes for growing families.	Email			X			X									X	
Lucas Valley	I just want to officially voice my opposition to the development of additional homes in the Lucas Valley area. While I support the development of affordable housing in Marin County, protecting our undeveloped green spaces is an even higher priority. Instead, I believe areas that have already been developed (green space replaced with concrete) such as towns in southern Marin or places like Northgate Mall would be better options for new housing. Our undeveloped green spaces are priceless and irreplaceable!	Email								X		X						
Lucas Valley	It's come to my attention the HOA to which I belong is objecting to proposed increased housing in Lucas Valley. I would like to inform you that the Lucas Valley HOA is not uniform in this opinion. There are members, such as myself, that would welcome additional housing in Lucas Valley. While I found some of the HOA's arguments moderately persuasive (especially with regard to access to public transportation), I believe the need for more affordable housing in Marin trumps all of their points. I encourage you to keep Lucas Valley on your radar for proposed housing sites, and to find ways to encourage and incentivize more public transportation in our community.	Email						X									X	X

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
Lucas Valley / Marinwood	(Comment edited for length) The Lucas Valley Homeowner's Association represents 538 homes in the special R-1:B-LV zoning track in Upper Lucas Valley. We, the Board of Directors of the LVHA, would like to give our support for the efforts to increase housing in Marin County, and offer the following input. To begin with, our State Governor's Housing Plan incentivizes housing in urban centers near transportation and services, to reduce reliance on vehicles and their carbon footprint. If the County chooses a path contrary to the State Plan, and not utilize State funding incentives for urban development, then we ask for a reevaluation of the housing sites identified for our Lucas Valley/Marinwood area. As outlined below, areas 1 - 3 are both contrary to the RHNA requirements and pose a danger for emergency evacuations. There are several sites identified as potential home building sites in our area. 1. Lucas Valley Road / Mt Muir Court 2. Juvenile Detention Center/Jeanette Prandi Way 3. 7 Mt Lassen 4. 530 Blackstone Dr 5. Marinwood Market area. We agree that the Marinwood Market area is a suitable site. It is close to freeway access and has sufficient infrastructure in place, including amenities like food and gas, and can easily absorb new development. Ironically, the relative quantity proposed/identified at this site is comparably less than the quantity for site #2 above, which is a much less suitable site as shown in following comments. There are several factors that make areas 1 - 3 only marginally suitable for new building sites, and therefore should, at best, be only allowed limited building. Factors include: High Wildfire Risk - Single Limited Evacuation Route. Water Shortages. Lack of Infill Infrastructure. Building Atop Unmarked Graves. Zoning Restrictions: The special zoning district for Upper Lucas Valley (R-1:B-LV) limits most buildings to a single story. The district was created in order to adhere to the architectural vision and design aesthetic of Joseph Eichler, a renowned architect highly influential in modern architecture. The existing low income senior living homes on Jeanette Prandi Way are likewise single story. If a housing development is allowed near the Juvenile Detention Center site, 7 Mt. Lassen, or Muir Court, they would have to be single story to maintain the character of the surrounding architectural landscape. This would limit the number of units allowed at these sites. Juvenile Detention Center: The concept of constructing multi-family housing at or adjacent to the Detention Center poses challenging logistical and feasibility issues. The County's attempts to reduce juvenile incarceration has been largely successful; however, not to the point where closure of the facility is possible. Marin County's criminal justice program continues to call for incarceration of violent youth offenders, and does not currently have an alternative detention facility. Consequently, any new housing at the Jeanette Prandi location would be adjacent to the Detention Center. It may be quite difficult to convince a developer to invest in a location where part of the "selling pitch" to residents is proximity to a detention center, particularly given that the facilities at Juvenile Hall are in major disrepair. Long History of Racial Parity. Among the factors the County is reviewing in selecting sites is historical discrimination. Our community has no such history and should not, therefore, be a priority for desegregation. Unlike many restrictive covenants in other neighborhoods in Marin County and across California, our CC&Rs have never contained language restricting homeownership based on race, creed, color or religion. Our community celebrates diversity, and we want to make clear we have no history of resisting it. Indeed, it has been reported by original LVHA members that our community attracted a large number of buyers of Asian descent as it was one of the few areas that they were not discriminated from buying into. Locating Housing Near Services and Transportation: The Board of Supervisors affirmed several principles for deciding potential Housing sites and distribution in 12/2021. The potential Housing sites listed for the Lucas Valley communities seem to ignore the mandate for locating housing near services and transportation. The Lucas Valley Community believes the County should be practical and realistic in identifying sites to satisfy the RHNA requirements that do not create a danger to existing communities, will actually serve the goals of the housing mandate, and that show homage to our beautiful and historically significant community. We respectfully request the County to rethink its "rural" VS "urban" housing development plans in light of the State's most recent Urban Housing strategy and funding incentives.	Email (See Email Comments Received.PDF, pp. 173-178)			X		X					X	X	X	X			X
Lucas Valley / Marinwood	All of the Lucas Valley sites are in the wildland urban interface (WUI) zones that contradict Governor Newsom's priorities to shift housing away from rural wildfire-prone areas and closer to urban centers.	Email										X		X				
Lucas Valley / Marinwood	Due to FIRE danger and Drought please stop more construction in Mount Marin and Lucas Valley.	Email												X	X			
Lucas Valley / Marinwood	I am against housing development down Lucas valley and Marinwood. The weather here gets windy starting in spring and ends in the late fall. The surrounding mountains can catch on fire as we had a small one last year. With the drought we are already under rationing. A spark can create a fire and the wind will carry it all over the place. There are no exits except Lucas Valley road and in case of a fire it will be difficult for all to evacuate. Most locations you are considering are in heavily populated areas. Where would we go in case of a fire? 101 will be impacted. Yes we need affordable housing, not more multi million dollar homes. If the water department would consider building a desalination plant off the bay of San Francisco it would help us out. We are in global warming and more cars on the road and more pollution will set us back. What about the empty land space between Novato and Petaluma?	Email				X				X				X	X	X	X	
Lucas Valley / Marinwood	I am extremely concerned about the proposed new developments in the Lucas Valley Marinwood area, especially when taken together with other large new development projects in the nearby vicinity. I realize California has a housing issue. However, destroying existing communities is not the solution. The number of added housing units in the LVM area alone will utterly destroy our school system. The Miller Creek School district currently serves about 2000 students. Just one proposal would add 1800 homes and possibly triple our student needs. Where will these children go to school? Similarly, almost 250 homes in the Prandi location would increase the Lucas Valley Elementary school population by a similar 200%. This will overwhelm our schools, and other community services. If there is another huge build at the Northgate site, also in the Miller Creek School district, it's even worse. I'm also worried about many environmental considerations that seem to be ignored. One has only to look at the debacle of the Talus development to see that these plans are not in the interest of the community or environment. These were not affordable homes for teachers and firefighters, but large expensive homes with big lots. Now we have a razed hillside, threats to our creek, destruction of few remaining heritage trees and wildlife habitat and one giant fire hazard with an enormous pile of dead trees and brush. This is what happens when projects are rammed through without proper review and oversight. Traffic increases will be a nightmare. In an emergency, how do we escape with the gridlocks that will occur? Lucas Valley Road and 101 are already jammed with cars especially at commute times. We are in continuing drought, unlikely to ever improve thanks to climate change. Where does the water come from for this new population? A few of the proposed sites make sense but this large scale unbalanced load into our small community does not. Any development should be tailored to fit the need (ie truly affordable housing, not a token 5%) and address community concerns. It's time for our community to have a say in protecting our schools, neighborhood, the environment, and our safety. (Photo attached) Is this what we want Lucas Valley to look like? What an eyesore and environmental disaster for a few houses for rich people (and richer developers). Look at the giant pile of flammable dead heritage trees!	Email			X					X		X		X			X	
Lucas Valley / Marinwood	I am writing in regards to the proposed multi unit housing in Unincorporated Marin County. I'm against using open space to build housing. The site in the open space on Lucas Valley Road should be used for a community park or sports center for the community. Kids need a place to go that could include Basketball, Swimming, Playstructure and lawn for families. I understand the need for additional affordable and Multi-Family housing in Marin, but why Open Space? The County should be looking to improve areas that need improvement, not use open space to pour concrete and build multi level boxes. What about repurposing and improving small strip mall areas all along the freeways? These buildings have small space and often times run down retail shops and turning those in to thriving shops with housing above. Several responsible counties and cities have successfully done this. Why can't Marin think this way? I don't understand it. Open space should remain open space or for public park use. Dilapidated buildings should be improved to include affordable housing for the better of the community.	Email										X						
Lucas Valley / Marinwood	I moved to San Rafael specifically to get out of the city and to avoid over congestion, traffic and over development. The proposed additional housing in Marinwood and Lucas Valley will detract from the exact reason I moved here. Over development of north bay is an issue - and just because there is land does not mean it should be developed, which will permanently change the character of the community and landscape. I was unable to sign the petition against the new development, so sending this email instead. Thanks.	Email				X				X		X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
Lucas Valley / Marinwood	I see the maps and have concerns that things aren't matching. The Housing Distribution Scenario says: Ensure Countywide Distribution - really? It looks like a disproportionate amount of it is in unincorporated Marinwood/Lucas Valley - 3,569 units to be exact. And some things to remember: We are a fire danger area now that we have had a fire evacuation this last summer. And what happens to road traffic during an evacuation? And it they don't drive, what happens to them? And what about the Water Shortage in Marin County with conservation being the ONLY SOLUTION so far? It is my understanding that the builders of these units won't have to pay property tax. So what does THAT do to our schools? Fire Department? EMT? And who picks up the tab....Marinwood/Lucas Valley homeowners? And do we pick up the tax tab for ALL THE UNINCORPORATED AREA of 3,569 units? Encourage Infill and Redevelopment Opportunities: Can the residents of these residents drive? Are they close to services, jobs, transportation and amenities? I don't think so, especially if they can't drive.	Email			X	X		X						X				
Lucas Valley / Marinwood	The 2022 Marin County Candidates site for Unincorporated Marin and especially Marinwood/ Lucas Valley/Silveria Ranch is absurd. It targets just 5 square miles with 80% of the housing allocation for affordable housing in one community WITHOUT essential planning for schools, roads, government services, water, sewer and other essential services. Why "plan to fail"? Shouldn't a good faith effort to build affordable housing in our community also include a comprehensive plan for accommodating growth? It doesn't. This is why it should be rejected today. Instead, let's address the core questions for growth AND the financial impact of adding massive amount of largely non profit housing to a single community WITHOUT ADDITIONAL TAX BASE. Marinwood/Lucas Valley currently has approximately 2700 housing units for 6000 residents. The proposed housing sites could add 2300 apartments and 5500 residents who ALL WILL NEED schools, water, government services, transportation, access to shopping, etc. Shouldn't a proper plan for growth precede approval for housing? One of the sites listed is Marinwood Plaza, our communities ONLY commercial plaza within walking distance for thousands of residents. If the plan for 160 units is approved, this would squeeze out a vital community center to the detriment of all. This is not including the problem of TOXIC WASTE contamination clean up suitable for residential dwelling is a long way off despite community pressure on the Regional Water Quality Control Board who will not enforce its own clean up orders on the current owners. Despite the harsh criticism of the RHNA process, I believe there is a real community desire for more affordable housing in a community that will be planned appropriately, won't redevelop our neighborhoods and utilize open spaces like Silveira Ranch, St Vincents and other sites. While everyone I know supports the idea of more housing, not a single one wants a poorly conceived plan that forces large housing projects without considering the impacts. Reject the current RHNA plan until a comprehensive community plan with real public input can be drafted. PS. The "Balancing Act" tool is NOT a serious tool for community input. Less than 25% of the homes under consideration were ever included in the database. I do not find "our database could not handle the data" as a credible reason from the Community Development Department. If you want REAL success seek REAL community support.	Email		X	X					X		X				X		
Lucas Valley / Marinwood	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				
Lucas Valley / Marinwood	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below.4: Consider Environmental Hazards: WATER AND WILDFIRE..... This pertains to most of Marin County. We have a limited supply of resources to accommodate doubling of the population of marinwood/Lucas valley.	Email								X		X						
Lucas Valley / Marinwood	We have seen the preliminary list of potential housing sites for Marin County, including in unincorporated areas such as Marinwood/Lucas Valley, as developed by the ABAG (Regional Housing Needs Allocation Plan), and approved by the California Department of Housing and Community Development. The plan includes 2,412 units within the Lucas Valley / Marinwood area (accounting for 68% of the 3,569 units within unincorporated Marin County). Sites under consideration in the Marinwood / Lucas Valley areas: St Vincent's School - 1,800; Marinwood Market – 136; 530 Blackstone Drive (site of religious house) - 32 7; Mt Lassen (site of office park) – 58; 2 Jeannette Prandi Way (site of Juvenile Hall); 254 LucasValley Rd/near terra Linda Ridge: 26. We are not opposed to some moderate increase of housing units in the area. However, we have some serious concerns regarding these potential sites: (1) The Lucas Valley / Marinwood area currently has less than roughly 1,750 homes, spread across a roughly 3.5 mile valley corridor, almost all of which are single family dwellings, and the overwhelming majority of which are one or two story homes. There are no large multi-unit apartment buildings in this area. The overall magnitude of the increase in units in this area (2,412 units) is disproportionately large compared to the current housing density of the area. The proposed increase would more than double the overall number of housing units in the area. (2) The area to the south and west of St. Vincent's School (east of HWY 101) has been discussed as a potential development site for some time. Although multi-unit housing could easily be developed there, adding 1,800 units would completely overwhelm the property and this very large number of additional units represents an enormous growth for the area, on the same order of units as currently exist in all of Lucas Valley / Marinwood. To fit this large number of units, the development would likely include large three (or more) story structures, which do not currently exist anywhere in this area. (3) The site at 530 Blackstone Drive (current site of religious house) could easily fit a multi-unit development, however 32 units on this site is far too large for the size of the property, which is near the end of a small half-mile residential street, that currently has less than 50 total housing units. (4) The site at 7 Mt. Lassen Drive (currently two relatively small two-story office buildings) is far too small to fit 58 housing units without the new structure extending to three or more stories. (5) The site at 2 Jeannette Prandi Way (south of the Juvenile Hall) is currently an open space area with a loop path that is regularly used by nearby residents (including residents of the nearby senior housing development) as a recreational walking, bike riding, etc. area (and dog walking area). This open space area has been in existence for well over thirty years and is a very popular area regularly used by many residents of the adjoining neighborhoods. A potential development consisting of 254 units on this site would completely eliminate a treasured and much-used open space area and would likely require a multi-story (three or more stories) structure. Very few of the homes in this area of Lucas Valley / Marinwood are more than one story (almost all are one-story Eichler homes). Such a large development is completely out of character with the current land use in this area and should absolutely not be allowed to be developed on this site. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) These potential new housing units would create a very large additional demand for water resources in the Lucas Valley / Marinwood area which are currently very limited. The simple number (2,412) of potential additional housing units in the Lucas Valley / Marinwood area is much too large and would represent an approximate doubling of the current housing density in the area. Each of the proposed developments presents issues regarding the size of new structures (including constructing multi-story structures in areas where there are currently none), and would present issues concerning current resource capacities (including traffic, schools, and water). Thank you for your consideration of these issues when making decisions regarding potential new housing developments in the Lucas Valley / Marinwood area.	Email			X	X				X		X		X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL	
Lucas Valley / Mt. Muir Court	(Comment edited for length) The Lucas Valley Homeowner's Association represents 538 homes in the special R-1:B-LV zoning track in Upper Lucas Valley. We, the Board of Directors of the LVHA, would like to give our support for the efforts to increase housing in Marin County, and offer the following input. To begin with, our State Governor's Housing Plan incentivizes housing in urban centers near transportation and services, to reduce reliance on vehicles and their carbon footprint. If the County chooses a path contrary to the State Plan, and not utilize State funding incentives for urban development, then we ask for a reevaluation of the housing sites identified for our Lucas Valley/Marinwood area. As outlined below, areas 1 - 3 are both contrary to the RHNA requirements and pose a danger for emergency evacuations. There are several sites identified as potential home building sites in our area. 1. Lucas Valley Road / Mt Muir Court 2. Juvenile Detention Center/Jeanette Prandi Way 3. 7 Mt Lassen 4. 530 Blackstone Dr 5. Marinwood Market area. We agree that the Marinwood Market area is a suitable site. It is close to freeway access and has sufficient infrastructure in place, including amenities like food and gas, and can easily absorb new development. Ironically, the relative quantity proposed/identified at this site is comparably less than the quantity for site #2 above, which is a much less suitable site as shown in following comments. There are several factors that make areas 1 - 3 only marginally suitable for new building sites, and therefore should, at best, be only allowed limited building. Factors include: High Wildfire Risk - Single Limited Evacuation Route. Water Shortages. Lack of Infill Infrastructure. Building Atop Unmarked Graves. Zoning Restrictions: The special zoning district for Upper Lucas Valley (R-1:B-LV) limits most buildings to a single story. The district was created in order to adhere to the architectural vision and design aesthetic of Joseph Eichler, a renowned architect highly influential in modern architecture. The existing low income senior living homes on Jeanette Prandi Way are likewise single story. If a housing development is allowed near the Juvenile Detention Center site, 7 Mt. Lassen, or Muir Court, they would have to be single story to maintain the character of the surrounding architectural landscape. This would limit the number of units allowed at these sites. Juvenile Detention Center: The concept of constructing multi-family housing at or adjacent to the Detention Center poses challenging logistical and feasibility issues. The County's attempts to reduce juvenile incarceration has been largely successful; however, not to the point where closure of the facility is possible. Marin County's criminal justice program continues to call for incarceration of violent youth offenders, and does not currently have an alternative detention facility. Consequently, any new housing at the Jeanette Prandi location would be adjacent to the Detention Center. It may be quite difficult to convince a developer to invest in a location where part of the "selling pitch" to residents is proximity to a detention center, particularly given that the facilities at Juvenile Hall are in major disrepair. Long History of Racial Parity. Among the factors the County is reviewing in selecting sites is historical discrimination. Our community has no such history and should not, therefore, be a priority for desegregation. Unlike many restrictive covenants in other neighborhoods in Marin County and across California, our CC&Rs have never contained language restricting homeownership based on race, creed, color or religion. Our community celebrates diversity, and we want to make clear we have no history of resisting it. Indeed, it has been reported by original LVHA members that our community attracted a large number of buyers of Asian descent as it was one of the few areas that they were not discriminated from buying into. Locating Housing Near Services and Transportation: The Board of Supervisors affirmed several principles for deciding potential Housing sites and distribution in 12/2021. The potential Housing sites listed for the Lucas Valley communities seem to ignore the mandate for locating housing near services and transportation. The Lucas Valley Community believes the County should be practical and realistic in identifying sites to satisfy the RHNA requirements that do not create a danger to existing communities, will actually serve the goals of the housing mandate, and that show homage to our beautiful and historically significant community. We respectfully request the County to rethink its "rural" VS "urban" housing development plans in light of the State's most recent Urban Housing strategy and funding incentives.	Email (See Email Comments Received.PDF, pp. 173-178)		X		X					X		X	X	X	X		X	
Lucas Valley, Grady Ranch Development	Addendum to LVHA Housing Statement: EIR Traffic Impact Report Needed For Emergency Evacuations on Lucas Valley Road. The recent wildfire emergency evacuation of Upper Lucas Valley in 10/12/21 caused a logjam of traffic on the only road out, the 2-lane Lucas Valley Road. It has belatedly been brought to our attention that the Grady Ranch development, currently in works (224 housing units), also has Lucas Valley Road as their only exit in a wildfire emergency. When the units are complete, they could add another 300 - 500 cars in an emergency (footnote 1 below). Adding even hundreds of more vehicles onto Lucas Valley Road from the 338 new potential housing units projected, could prove disastrous (footnote 2 below). In addition, any traffic study in an EIR report would also have to take into consideration the potential for a significant number of ADU housing units within the corridor. Lucas Valley Road already seems to have all the traffic it can handle during an emergency evacuation. The LVHA would therefore request that a traffic study be done in advance of earmarking any significant number of additional housing units along the Lucas Valley Road corridor.	Email				X					X					X			
Lucas Valley, Mt. Muir Court	Thank you for taking time to read over my thoughts on the new housing developments proposed for Jeanette Prandi Way, Mount Muir Court, Marinwood Plaza and 7 Lassen. As a Marin County native of 58 years and a Lucas valley resident of 26 years, I am surprised that these projects are so close to approval without adequate community outreach and input. There are many items of concern that I don't feel have been adequately answered for me to support these developments. At this time I am strongly opposed to these developments. I am respectfully requesting more time for our community to better understand these proposals and how we can collaboratively help the County solve its low income housing challenges.	Email																	
M - 1 St Vincents Drive(St. Vincents)	I am extremely perturbed that plans are being made to build housing in within the wetlands and flood zone contained in the old Silveira ranch and St Vincent's properties. This wetlands will become increasingly important as the sea level rises and flood zones will be even less inhabitable year round. This will leave any housing there soon uninhabitable but some builder richer and some county officials who only went through the motions of actually providing affordable housing. This issue was already explored and sanity prevailed in leaving the wetlands to be wetlands. Any housing, affordable or otherwise, should be built on appropriate land, not a flood zone which will damage any housing built on it.	Email									X						X		
M - 1 St Vincents Drive(St. Vincents)	I am writing to urge you NOT to approve the Marinwood/Lucas Valley sites under consideration to satisfy the Association of Bay Area Governments Regional Housing Needs Allocation Plan. Developments at these six sites (St. Vincent's School, Marinwood Market, 530 Blackstone Drive, 7 Mt. Lassen, 2 Jeannette Prandi Way, and Lucas Valley Road near Terra Linda Ridge) would result in more than 2300 housing units. While I know that some of the proposed housing is intended for teachers and other critical workers and for low income housing, both of which are important and necessary, it seems like too much development for the infrastructure of this small area. Additionally, all of these proposed development sites are within the Miller Creek School District boundaries and the unfunded impact of these developments on the District would be disastrous. Since the District is currently funded using a Basic Aid Model, it gets no per pupil funding. This means that all the additional students these developments generate will not result in additional funding for the District.	Email		X	X					X							X		
M - 1 St Vincents Drive(St. Vincents)	I found the online tools for commenting cumbersome and inscrutable, and much too time consuming to use. So, the following are my comments about specific housing allotment recommendations in Marinwood Lucas Valley. St Vincent's School - 1800: NO Because there is little infrastructure at St. Vincents, including access to schools and public transportation, this is a poor site for development. Certainly not 1800 units which is an entire community. The only housing at St. Vincents should be limited to students (dorms) and staff.	Email		X	X			X		X									
M - 1 St Vincents Drive(St. Vincents)	I hope that the Marinwood Plaza/market site is again under consideration for housing. As you most likely know, some 15 years or so ago, the community shot down an excellent proposal from Bridge Housing. Except for the market, the property remains a derelict eyesore. Many of us in Marinwood would like to see the property improved, including a modest amount of housing development, along with community amenities such as a coffee shop, brew pub, or other gathering place, and other shops such as hair salon, co-working space, etc. It is close to public transportation, schools, and major employers most notably Kaiser. It's a far superior site for development than the St Vincents property which has myriad sea level rise and other environmental challenges, and very little other infrastructure. I hope the property will be on be on tomorrow's meeting agenda.	Email		X							X	X							
M - 1 St Vincents Drive(St. Vincents)	I oppose 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. West Marin is maxed out on development because of fire concerns, small roads, septic. The proposed development at the west side of whites hill is the headwaters of the Lagunitas creek which is our coho salmon nursery. It's a floodplain and is unsuitable for development. The infrastructure needed for a development would harm our fragile ecosystem. If Marin County decides to do what the State is demanding, then why not put the entire buildout on the St. Vincents property which is right next to the freeway and could handle the increase in population. We would like to see all the building be for homeless and low income people - like all the people who commute from Vallejo and Richmond to serve us daily because they can not afford to live in our county. Many other properties in Marin would be more suitable.	Email															X	X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
M - 1 St Vincents Drive(St. Vincents)	I oppose a housing development the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. . 1. West Marin is maxed out on development because of fire concerns, small roads, septic. 2. The proposed development at the west side of whites hill is the headwaters of the Lagunitas creek which is our coho salmon nursery. It's a floodplain and is unsuitable for development. 3. The infrastructure needed for a development would harm our fragile ecosystem. 4. Building would ruin agricultural, rural beauty which is so precious to the San Geronimo Valley. 5. If Marin County decides to do what the State is demanding, then why not put the entire buildout on the St. Vincents property which is right next to the freeway and could handle the increase in population. We would like to see all the building be for homeless and low income people - like all the people who commute from Vallejo and Richmond to serve us daily because they can not afford to live in our county. Or work with the state to move San Quentin out to a more appropriate place for a prison such as barren land in the dessert, and make a beautiful development on the waterfront right next to shops and the ferry and the Richmond Bridge which would be easy access to transportation and would not overburden Sir Francis Drake which is already far too congested. Many other properties in Marin would be more suitable.	Email										X					X	X
M - 1 St Vincents Drive(St. Vincents)	I see the maps and have concerns that things aren't matching. Then two of the sites are still contaminated from the former cleaners at Marinwood Market Plaza - St. Vincent's and Marinwood Market Plaza. So what happens with the housing planned in these locations?1936 units?	Email														X		
M - 1 St Vincents Drive(St. Vincents)	I think we should spend our time, energy and money on housing the homeless and low income people at the property near St. Vincents just south of Novato. As you may have noticed, people who work in our communities, but can not live here because of the cost, commute from Richmond and Vallejo and we see the traffic jams every day at commute times. I have heard of a toll coming for Hwy 37, making it even more costly for people who can not afford to live here.	Email																X
M - 1 St Vincents Drive(St. Vincents)	I'm taking this opportunity as a resident of Upper Lucas Valley in Marin to voice my views/concerns about the housing sites under consideration in my area: In general: I don't know what constitutes median vs low income, but in general I support add'l housing strategically placed and sensitively designed (to minimize negative impact on the environment and established communities) for essential workers such as school teachers, sheriff, police & fire dept and hospital staffers, many of whom currently commute long distances to work in the areas they serve. I'd like to see new homeownership opportunities (at below market rates) made available to these workers, as building more high-priced rental units serves no one but property owners. Sites under consideration in the Marinwood/Lucas Valley areas: St Vincent's School – 1800; Marinwood Market – 136. These are both logical, less problematic sites for development, as they are walkable to the GG bus stop at/near Miller Creek & Marinwood Aves, with quick, easy access to the 101 fwy. I really hope to see sensitive urban planning on the St. Vincents site, so the beautiful open space currently grazed by cows does not become yet another soulless jungle of buildings standing shoulder to shoulder facing the freeway. Speaking as someone who's actually rooting for the Smart Train to not only survive, but thrive: part of any development of these sites should include a bike path/paths to connect either or both to the Civic Center Smart station. And/or a shuttle bus (it's too long to walk for commuters).530 Blackstone Drive (site of religious house) – 32. I've no knowledge/opinion re: this site. 7 Mt Lassen (site of office park) – 58. 2 Jeannette Prandi Way (site of Juvenile Hall) – 254. My husband & I currently rent an office at 7 Mt. Lassen, so it's news to us that this site's under consideration. It's a beautiful, unique office setting that serves both the Upper and Lower Lucas Valley communities as a place of business to walk to! I'd hate to see that disappear!!! However, I wouldn't be adverse to seeing a portion of the current 7 Mt. Lassen structures converted to work/live spaces, if sensitively planned. Maybe 30%. My comments re: St. Vincents also apply to Jeannette Prandi Way. As long as new development is against the hills with access via Idylberry Rd, away from Lucas Valley Rd, and sensitively planned, I'm not totally adverse to new development. However the # of units proposed is too high!! Lucas Valley Rd/near terra Linda Ridge: 26. I don't know exactly where this is, but in principle I'm against it. **The problem with all new development close to Lucas Valley Rd is not merely degradation of the scenic route of LVR — but more importantly, adding traffic congestion to a wildfire interface area with a single ingress/egress. I'm an LVHA block captain, and was present and part of the fire evacuation on Sept 1st 2021... a learning experience. It's for this reason that I signed the petition against development in Lucas Valley. I believe that the current Northgate Mall could and should be a site for mixed-use development including low-to median income housing, yet is not on this list of proposed sites. It ticks all the boxes for access to transportation, schools, shopping, etc.	Email			X	X		X	X			X		X			X	X
M - 1 St Vincents Drive(St. Vincents)	I'm writing to express concern about the proposal to put 1800 units of new housing at St Vincents in Lucas Valley. This number is incredibly high - it would overwhelm the Miller Creek School district. There are many other sites proposed in Lucas Valley. I'm not saying no to all of them, but this has got to get more reasonable. Please don't destroy what is now a beautiful community. Marinwood is a special place. We can't absorb all this housing - some please, but nowhere close to the number of units proposed.	Email			X					X								
M - 1 St Vincents Drive(St. Vincents)	Public Feedback - Marinwood/St Vincents housing proposal: I was only recently made aware of the current preliminary proposal for housing allocation to the unincorporated areas of marin county. As a current resident who grew up in Marinwood Lucas Valley - left the county - and returned to raise my family here - I cannot more strongly oppose the sheer volume of proposed housing for the Marinwood/Lucas Valley areas. This location (Marinwood/Lucas Valley) is already underserved by commercial services and has a lack of job opportunities. It is a small bedroom community sandwiched between the commercial hubs of San Rafael and Novato. Any significant shopping or professional services require a vehicle trip to either the city of San Rafael or to the city of Novato. The added burden of the new development proposals would grossly increase the negative environmental impacts that the lack of nearby commercial services already causes. Furthermore the 101 interchanges both North and South already can barely handle the traffic that exists. More housing in this area without addressing current school campus, sport field, open space, park and community center availability and other critical services would have a significant negative impact on the community and not balance the Supervisors stated goal of 'equitable distribution' throughout the county. The schools within the Miller Creek School District are also nearly at capacity. Many of the campuses operate with nearly a third of classrooms being in 'portable' classrooms and have had to take over outdoor recreation areas for portable classroom locations. Our youth sports also already operate at a deficit of field/court availability relative to the active youth that participate. I urge the planning department and the board of supervisors to re-evaluate the Marinwood/Lucas Valley area and not look to force nearly 60% of the county's unincorporated housing allotment into our small bedroom community.	Email			X	X				X		X						
M - 1 St Vincents Drive(St. Vincents)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				
M - 1 St Vincents Drive(St. Vincents)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				
M - 1 St Vincents Drive(St. Vincents)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below.3: Encourage Infill and Redevelopment Opportunities; St Vincents is a large undeveloped area that could likely support some housing, but 1800 units does not limit building on open land.	Email								X		X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
M - 1 St Vincents Drive(St. Vincents)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below.3: Encourage Infill and Redevelopment Opportunities; St Vincents is a large undeveloped area that could likely support some housing, but 1800 units does not limit building on open land.	Email								X		X						
M - 1 St Vincents Drive(St. Vincents)	We have seen the preliminary list of potential housing sites for Marin County, including in unincorporated areas such as Marinwood/Lucas Valley, as developed by the ABAG (Regional Housing Needs Allocation Plan), and approved by the California Department of Housing and Community Development. The plan includes 2,412 units within the Lucas Valley / Marinwood area (accounting for 68% of the 3,569 units within unincorporated Marin County). Sites under consideration in the Marinwood / Lucas Valley areas: St Vincent's School - 1,800; Marinwood Market – 136; 530 Blackstone Drive (site of religious house) - 32 7; Mt Lassen (site of office park) – 58; 2 Jeannette Prandi Way (site of Juvenile Hall); 254 LucasValley Rd/near terra Linda Ridge: 26. We are not opposed to some moderate increase of housing units in the area. However, we have some serious concerns regarding these potential sites: (1) The Lucas Valley / Marinwood area currently has less than roughly 1,750 homes, spread across a roughly 3.5 mile valley corridor, almost all of which are single family dwellings, and the overwhelming majority of which are one or two story homes. There are no large multi-unit apartment buildings in this area. The overall magnitude of the increase in units in this area (2,412 units) is disproportionately large compared to the current housing density of the area. The proposed increase would more than double the overall number of housing units in the area. (2) The area to the south and west of St. Vincent's School (east of HWY 101) has been discussed as a potential development site for some time. Although multi-unit housing could easily be developed there, adding 1,800 units would completely overwhelm the property and this very large number of additional units represents an enormous growth for the area, on the same order of units as currently exist in all of Lucas Valley / Marinwood. To fit this large number of units, the development would likely include large three (or more) story structures, which do not currently exist anywhere in this area. (3) The site at 530 Blackstone Drive (current site of religious house) could easily fit a multi-unit development, however 32 units on this site is far too large for the size of the property, which is near the end of a small half-mile residential street, that currently has less than 50 total housing units. (4) The site at 7 Mt. Lassen Drive (currently two relatively small two-story office buildings) is far too small to fit 58 housing units without the new structure extending to three or more stories. (5) The site at 2 Jeannette Prandi Way (south of the Juvenile Hall) is currently an open space area with a loop path that is regularly used by nearby residents (including residents of the nearby senior housing development) as a recreational walking, bike riding, etc. area (and dog walking area). This open space area has been in existence for well over thirty years and is a very popular area regularly used by many residents of the adjoining neighborhoods. A potential development consisting of 254 units on this site would completely eliminate a treasured and much-used open space area and would likely require a multi-story (three or more stories) structure. Very few of the homes in this area of Lucas Valley / Marinwood are more than one story (almost all are one-story Eichler homes). Such a large development is completely out of character with the current land use in this area and should absolutely not be allowed to be developed on this site. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) These potential new housing units would create a very large additional demand for water resources in the Lucas Valley / Marinwood area which are currently very limited. The simple number (2,412) of potential additional housing units in the Lucas Valley / Marinwood area is much too large and would represent an approximate doubling of the current housing density in the area. Each of the proposed developments presents issues regarding the size of new structures (including constructing multi-story structures in areas where there are currently none), and would present issues concerning current resource capacities (including traffic, schools, and water). Thank you for your consideration of these issues when making decisions regarding potential new housing developments in the Lucas Valley / Marinwood area.	Email				X	X			X		X			X			
Muir Woods Lodge (Tam Valley)	After much thought and consultation with some neighbors, I'd like to submit the motel that is across from the Holiday Inn – the Muir Woods Lodge – as a possible housing site. You may know that the previous motel next door – with the big sign that says "Fireside" was converted to housing some years ago. If the Muir Woods Lodge is similarly converted, it would not create much additional traffic, as the patterns are already established.	Email																X
Nazareth House (San Rafael)	Additionally, there are also at least two other projects (the 670-unit Northgate and 100-unit Nazareth House developments) which are within our school district but not in unincorporated Marin. Likewise, neither of these developments, both within the Miller Creek School District, will generate per pupil funding for either the Miller Creek K-8 schools or the San Rafael High School district. That means that even though there will be many more students to serve, there will be no additional funding with which to do so. Additionally, these developments generate little to no parcel tax money and some are even exempt from the meager development fees which means the District would receive no money at all to build additional classrooms or to hire additional teachers to serve all the additional students that would be generated.	Email			X													
No Location Specified (Countywide)	All should be near public transportation and shopping. Walking is good for all of us	Email						X	X									
No Location Specified (Countywide)	Any & all housing proposed in Marin county should be near public transportation and shopping. Adding additional cars to the area doesn't make environmental sense so low cost housing should be in convenient locations	Email			X			X										
No Location Specified (Countywide)	Any and all housing sites should consider availability of public transportation and availability of services, ie, grocery stores and pharmacies. It makes no sense to put any housing in out of the way sites where more cars are put on the road. Housing closer to hwy 101 is appropriate.	Email			X			X										
No Location Specified (Countywide)	As I am sure, many of our concerns may have already been asked but there is a need better communicate the information to the community. The follow are questions/ concerns: Who performed the study to identify potential areas for the housing sites? What determines the income used for each Housing category (ie local income, county income, housing prices)? How will residence commute from there new homes? Mass/public transportation? Where will retail commerce be located? Will the county exercise Eminent Domain Power? Effect to local taxes, for local bond issues created as a result increased population (Schools, roads, sewers, law enforcement, fire protection other county services)?	Email		X	X			X						X	X		X	
No Location Specified (Countywide)	I am responding to the request to voice my opinion of where to build 3,569 additional housing units in unincorporated Marin. If this is not the proper email address, please forward the appropriate one to me. My concern is not WHERE to put additional housing, but where WATER resources will come from. We have been under drought and water conservation regulations for more years than not in the past 10 years alone. Why would Marin consider building ANY new homes when there are not enough resources for those that are already here? Also, with the State allowing easy addition of ADUs on existing properties, it appears that some housing needs will be unwittingly filled that way (along with additional strain on resources).	Email					X							X				
No Location Specified (Countywide)	I am urging you to not proceed with the presently proposed Housing Element plans in incorporated Marin County. While affordable housing is a concern, so is sustainability. I do not believe the current plan balances these needs adequately. Please allow time for a more thoughtful discussion with more public engagement before proceeding.	Email										X						
No Location Specified (Countywide)	I am very concerned about the large number of homes that the state is requiring Marin to build, with no local control. We are already short of water. Where do they think we will the supply for more homes. As a minimum any new building should only be done with companion infrastructure improvements to handle it such as water, traffic, local schools, etc. I believe there should be push back to the state legislature regarding push to urbanize many parts of our county without thought or planning for the effects of such building.	Email		X	X	X				X					X			
No Location Specified (Countywide)	I do not think there should be housing put into rural meadows but should concentrate on areas that are near existing commercial or developed areas that are not being used. Why change Marin to be like other congested counties that have houses Everywhere willy-nilly and people have to have cars and use gas to get anywhere they need to go? Marin County has a beautiful and peacefulness in the open meadows and hillsides. Please don't jeopardize the county by putting the housing along open space meadows and hillsides.	Email										X						
No Location Specified (Countywide)	I find your proposals rushed and not well thought out. I am in favor of taking a more thoughtful and balanced approach.	Email																

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
No Location Specified (Countywide)	I fully support measures to increase housing in Marin County, especially those targeted for low income housing. I reject the disguised racism and NIMBY attitude present among naysayers, even if it were to depress my own home's value. I support both racial and economic diversity as a strength of our community. It's unconscionable that wealthy Marin residents want the best schools, but don't want low paid teachers to be able to afford to also live here. This goes double for housecleaners, yard workers, and other very low wage workers who have to spend a significant portion of their income commuting. Let's stand up to the madness of a vocal few and do the right thing.	Email															X	
No Location Specified (Countywide)	I like how an unelected board (ABAG) comes up with this huge number and threatens the county with a big stick. Never mind the additional water resources that would be needed for all these new residents in a drought prone area.	Email													X			
No Location Specified (Countywide)	Marin Housing authority, it seems like the enthusiasm to push this through the County is ignoring a grievous situation. Already, even with water limitations, the County is poorly prepared to grow without greater water resources. This is truly the 'elephant in the middle of the room'. No expansion on this scale can possible be discussed without responsible delivery of adequate water. Thank you for considering my voice.	Email												X				
No Location Specified (Countywide)	My primary concern is the same one I always have: how will increasing housing affect the environment? A number of sites would require cutting down trees or building close to streams. We need MORE trees, preferably native oaks, to protect soil, reduce moisture loss, & provide shade. Open space is NOT wasted space. Talking about affordable housing sounds good, but I keep seeing huge vanity houses being built. There's a 4,000 ft2 just down the road from me that stands empty most of the time. All that construction required scarce building materials and created lots of air & noise pollution. Is slapping an affordable-housing tag on these projects just another sneaky way for people to invest in real estate? How does packing people into fire-prone areas make sense? What about drought and the impact of more construction & people? Why not buy back or forbid the ownership of 2nd & 3rd homes? Why not build housing in strip malls? Disrespecting the environment is how we got into this mess.	Email										X		X		X	X	
No Location Specified (Countywide)	My view is that the changes proposed will change the character of this lovely region	Email										X						
No Location Specified (Countywide)	The county of Marin has reached peak density due to water and transportation constraints. Minimal new housing should be constructed in Marin County. The housing problem is a statewide problem and it should be addressed at the state level. New cities should be constructed along the Hwy. 5 and 99 corridors near the planned high speed rail lines. The state also needs to build treatment centers for the mentally ill and the drug addicted individuals that are currently living on the streets. These centers can also be placed where land and resources are less expensive. The current uncoordinated county by county plans will only decrease the quality of life and increase expenses for all.	Email			X	X		X		X				X			X	
No Location Specified (Countywide)	We are being asked to find housing numbers 19x what we were asked in the last planning cycle. Why? If this is because ABAG is, once again trying to tie Marin housing numbers to SF through their "sphere of influence" concept, this has already been disproven, since Marin is not a bedroom community to SF. ABAG needs to understand that they cannot just wave their magic wand, and buildable lots appear! Affordable Housing needs are real, and Marin has been a very expensive place to live, both in housing costs and in cost of food, gas and everything else, so we are not a very affordable place to live, even once housed. ites with sea level rise issues should not be considered for new housing. Period. Building housing for the disadvantaged in these areas is not social justice, or even good planning. Parking on site is a must in Marin, regardless of any loopholes in SB9. Especially on the hills, where the streets are sub-standard, parking on the streets has already created impossible access for fire and other emergency vehicles, or even 2-way traffic. This has been caused by the County neglecting to demand the roads be improved before development went in. These are death traps in the event of the fire we know will come some day! Planning has allowed development to continue on substandard roads, particularly on hills. This poor planning has created fire traps throughout the county that people will not be able to evacuate from. These sites should also not be further developed, especially for those in need, without adding the infrastructure that will insure the safety of the residents, ie adequate roads that can handle an evacuation. Other infrastructure needs to be updated to handle increased demands, such as sewers, to meet the unplanned expansions mandated by SB (How will we meet these and who pays for these? While we are planning for housing for those who are not already residents, how are we planning to meet the needs of the residents? Re: sea level rise impacting existing housing and major roads, and fire. While we are redesigning these we may have opportunities to find new housing sites. I hear the Strawberry Seminary has sold its property. There is a vast opportunity for any kind of housing to go there. This is well above sea level and wide open. I am wondering how many affordable units are going in there, where there is so much space to build? The old San Geronimo Golf course is another site that is wide open, though further from town Cost of land is higher here than most other places, plus the cost of building materials is high. Marin has World Class scenery that is enjoyed by everyone in the Bay Area, and beyond. We have a responsibility to our environment that other counties do not. We also have a high amount of traffic going to west Marin, and Muir Woods is the most visited National Park. Neighborhoods where traffic is already gridlocking poses problems for emergency vehicles, and should be carefully evaluated before increasing density. I do not believe we can ever build enough Affordable Housing to fill the demand of everyone who wants to live here. The main cause of housing crises is that wages have not kept up with housing costs, effectively keeping out anyone who is not wealthy. This disproportionately locks out people of color. Since Marin is effectively "built out", we should be looking at infill housing San Rafael's Canal area was built a long time ago with lightly built apartments. These have been heavily used and probably are about to need replacing. This whole area probably need to be redeveloped with plenty of opportunity for affordable housing. With so many people working from home, we have the opportunity to repurpose office buildings Same with shopping centers. Novato has many that could be redone. Since state monies that pay for Affordable Housing, anyone from anywhere in the state is eligible for housing built here, as I have heard. We have Buck \$\$\$. Marin should be building housing for teachers, healthcare workers, fire fighters and police that can be designated for members of our own community. Remodeling existing apartments or turning existing into apartments, instead of always building new. I am all for more affordable housing. I was a single mom of 2 in Marin, for 20+ years and I know first hand how difficult it is to survive here if you are low income. It just is not set up for that, and has continued to get more expensive. I never saw a dime of assistance from Buck, so I very much doubt it is being used to help the poor, as it was intended. We should use this to help, as outlined above. Ask the State for some of its surplus \$\$ to reestablish the school bus system. Ditto for low lying roads/utilities, etc. Almost 30% of traffic AM/PM is from parents driving their kids to/from school Increase access to affordable child care along with housing. I would welcome an opportunity to work on a brainstorming committee to come up with new housing strategies system.	Email		X		X	X				X	X		X	X		X	
No Location Specified (Countywide)	We are being asked to find housing numbers 19x what we were asked in the last planning cycle. Why? If this is because ABAG is, once again trying to tie Marin housing numbers to SF through their "sphere of influence" concept, this has already been disproven, since Marin is not a bedroom community to SF. ABAG needs to understand that they cannot just wave their magic wand, and buildable lots appear!	Email																
No Location Specified (Countywide)	We should not be approving any more new developments without increasing our water supply.	Email													X			
No Location Specified (East Marin)	Please keep the housing developments in east Marin as our beloved former politicians planned in the early 1960's as detailed in the documentary "Rebels with a Cause".	Email										X						
No Location Specified (San Geronimo and Nicasio)	Dear Board of Supervisors, I am writing to thank you and the County staff for the outstanding work you have been doing on the new Housing Element for Marin County. I especially appreciate the community education and outreach by the County to actively engage residents during these past few months. The workshops on the Housing Element and the Balancing Act tool offered important information on the unmet need for affordable housing and also the criteria that could be used as guides in the decision-making process. I also want to thank Leelee Thomas and the entire Community Development Agency staff for the virtual workshop on February 16th for unincorporated West Marin. More than 100 people attended, many with purposeful, well-informed questions. Leelee and staff responded to all of the questions in a knowledgeable, meaningful and insightful manner. In addition to housing sites, it was good to hear that County staff are working to try and find solutions to some of the most vexing issues that impede and discourage the creation of affordable homes: septic issues, waste treatment and grey water systems, and building code and zoning restrictions. I very much appreciate your dedication and support of affordable housing in Marin. We all have a lot of work to do. Attached are my ideas about possible sites for affordable housing sites in the San Geronimo Valley and Nicasio. (Note: attachment apparently not included)	Email															X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
No Location Specified (San Geronimo Valley?)	Increasing the potential for 200+ more cars getting through the SFD corridor during rush hour? Traffic is already a nightmare morning and night. Adding houses to a community struggling to maintain homeowners insurance due to wildfire vulnerability? This is really poor thinking and poor planning. I support seeking SOME alternative Valley sites to meet our affordable housing obligations but there are possibilities along the 101 corridor that make much more sense. Please think forward instead of short sightedly.	Email				X								X				
No Location Specified (West Marin)	I agree with and adopt as my own the comments submitted by the Environmental Action Committee of West Marin (EAC), and request that you add my name in support of EAC's position. And additionally, and by all means, Marin County MUST maintain the zoning (A-60) and all other policies designed to protect and enhance agriculture in West Marin. (Note: unable to identify EAC comments which are referred to.)	Email										X						
No Location Specified (West Marin)	I am extremely concerned about more housing going up in West Marin due to fire danger and the already impossible likelihood of getting out of Marin from West Marin due to the lack of roads to get out. How can more housing be considered when there are only a couple ways out and if traffic in Fairfax is bottled up and the ONLY way out is going east then valley residents are screwed. Housing should only be considered in areas nearest the freeways. The golf course should only be for open space and recreation. Fire danger is a serious threat.	Email				X						X		X				
No Location Specified (West Marin)	In West Marin we are on septic systems. It is horrendously expensive to get anything done here., costing up to \$ 100,000 easily for a simple system. Then the County is imposing annual extra fees for people who have non standard systems of any kind. It makes this unfeasible for all but the most wealthy. I and many of my neighbors would be amenable to putting an ADU on our property BUT for the septic issues. There are alternatives - electric toilets, or other things that could be researched. Also, the County must come up with an affordable septic pricing. Plus, the contractors have no incentive to keep their costs in line, even with their proposals. I have heard time and again, how Questa got a bid, must have been the lowest bid, then they went over budget, (by \$15, 000 or \$ 20,000) and to get the house signed off, approved, and be able to move in, the homeowner paid the extortion, I mean, bill. The County could at least provide a service where homeowners could put their comments in about septic contractors for prospective septic owners to see. Thanks for listening.	Email													X			
No Location Specified (West Marin)	The consideration of this site (275 Olive Avenue) raises a concern that other similarly inappropriate sites may also be up for consideration in other parts of Marin. Would it be possible to get a list of any sites that are within 500 feet of a wetland? I studied wetland habitat restoration planning in graduate school, and was under the impression that CEQA/CWA sect 404 prevented projects from being built on top of or close to wetlands.	Email										X						
Northgate Development (San Rafael)	Additionally, there are also at least two other projects (the 670-unit Northgate and 100-unit Nazareth House developments) which are within our school district but not in unincorporated Marin. Likewise, neither of these developments, both within the Miller Creek School District, will generate per pupil funding for either the Miller Creek K-8 schools or the San Rafael High School district. That means that even though there will be many more students to serve, there will be no additional funding with which to do so. Additionally, these developments generate little to no parcel tax money and some are even exempt from the meager development fees which means the District would receive no money at all to build additional classrooms or to hire additional teachers to serve all the additional students that would be generated.	Email			X													
Novato, Atherton Corridor	Hello. Thank you for the information and materials regarding the Housing Element on the website. I have reviewed all of the materials and have the following questions the answers to which will help me and others comment and provide input in a more informed way. Because of the 1,000 character limit, this is the 1st of 3 emails with 9 total questions. The Draft Candidate Sites Inventory charts you have provided do not break-out extremely low-, very low-, and low-income units. The Housing Element Site Inventory Guidebook under Government Code Section 65583.2 (the "Guidebook") seems to require this, and Marin County's FAQ 15 breaks down the 3,569 total into those 3 categories plus moderate and above moderate. Can you please provide that more defined breakdown of all 5 categories by site? 1. It would be very helpful to have a chart for the Draft Candidate Sites Inventory that lists the units under each of the four scenarios. Is that something you have? Can you please provide it? 2. Under Part A, Step 3 please provide the infrastructure availability or plans for the Atherton Corridor sites. 3. Under Part A, Step 6 please provide the factors considered to accommodate low and very low-income housing for all of the sites. 4. Under Part B, for the Atherton Corridor sites, please provide the evidence that the site is realistic and feasible for lower income housing. 5. Is there a master plan for all of the low-income housing, up to 516 units, for the Atherton Corridor? Does any plan consider sidewalks, traffic lights, parking spaces and public transit? How many buildings and floors on each site are envisioned? 6. Under Part C, the capacity analysis, and in particular Step 2, what were the factors to calculate the realistic capacity of the Atherton Corridor sites including redevelopment of the non-vacant sites? 7. Under Part D, why are the non-vacant sites in the Atherton Corridor considered "obsolete" or "substandard" or otherwise meet the required criteria? 8. Under Part D, Step 3A, what is the basis for finding that the current residential use for the Atherton Corridor sites is unlikely to be continued? I would appreciate your response to my 9 questions in advance of the planned call for the Novato Unincorporated area on February 17.	Email	X	X													X	
Novato, Atherton Corridor	How would you feel if the County identified your home as the possible site for rezoning to accommodate high-density housing but neglected to notify you??? And then justified its inaction as inconsequential because the properties are only under preliminary consideration. That's what happened in the Community Development Agency's Feb. 17 presentation. I call it arrogant, insensitive, high-handed and totally inappropriate. Furthermore, the process of identifying these properties is opaque at best. It is irresponsible to proceed while disregarding the infrastructure necessary to support new homes, particularly in our drought-stressed, fire-endangered landscape. It's not the kind of government that respects its citizens. I am particularly troubled that the planning for the Atherton unincorporated areas ignores the Fireman's Fund 1000-home development in Novato less than a mile away. Dumping 1400 homes into this concentrated area spells disaster and will overwhelm the San Marin-Atherton interchange.* The "Guiding Principles" you adopted in December include "environmental hazards," but they recklessly disregard the practicalities of building on these sites and the adverse impact on the local environment. It's time to go back to the drawing boards and this time develop a reality-based plan that honors your constituents. *Construction of 101 in the Novato Narrows has taken 20+ years! Nothing should proceed until CalTrans is on board with a plan and dollars committed!	Email	X	X						X		X		X				
Novato, Unincorporated	We live in unincorporated Novato and the consensus of my neighborhood is that we do not wish to have our area re-zoned to accommodate low-income housing. What's unique about our area is that we still have some room to support the local wildlife and insects. Since moving here in 2014, we've witnessed a decline in the bee, bumblebee, and butterfly populations. The Monarchs will soon be gone too due to dwindling food resources. They are key to the health of our ecosystem, and every time a property is developed for housing, the plants needed to support these creatures are destroyed. Fencing also hurts the trails and pathways necessary for the animals to get much-needed food and water. We do not want you re-zoning anything. We want to keep our neighborhoods as they are. We already struggle with water issues. Please do not make our areas more accessible for development. We do not want what little beauty is left here destroyed.	Email										X			X			

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
O - 217 Shoreline Highway (Tamalpais)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X			X					X	X		X			X	
O - 217 Shoreline Highway (Tamalpais)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X		X		X	X	X	X	X	X	X		

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
O - 217 Shoreline Highway (Tamalpais)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X	X	X	X		X		X	X	X	X	X	X		
O - 217 Shoreline Highway (Tamalpais)	As a concerned Mill Valley resident, I am writing to endorse TamAlmonte's letter to you re. the merits of Tam Valley, Almonte, & Manzanita Draft Candidate Housing Sites. Please think very carefully about sites, due to concerns about flooding, traffic and at times extreme fore danger with needed evacuation routes.	Email				X					X			X				
O - 217 Shoreline Highway (Tamalpais)	ATTACHMENT from Tam Design Review Board: Suggested Additional Policies to be Included in the Housing Element: 1. Wildfire Risk: Use mathematical modeling to investigate and predict wildfire risk. Prohibit the building of housing (even ADUs) in fire critical areas. 2. Flood Risk: Prohibit new housing in areas at risk of flooding from storm surge or sea level rise. 3. Bothin Marsh: Require all new development adjacent to Bothin Marsh to supplement and follow the policies that are designed to preserve the marsh. Given the County's recent efforts to restore and preserve the marsh, it makes no sense to select a site adjacent to the marsh for any form of dense development. 4. Evacuations: Require that new housing development along Shoreline Highway trigger a study and redesign of the traffic patterns to ensure that any new housing development in that area will not worsen traffic or increase the threat to life safety during an evacuation. Any assessment of traffic impacts of emergency evacuation should include new housing developments in the City of Mill Valley, as Shoreline Highway is the only exit should East Blithedale become blocked. 5. Short Term Rentals: Eliminate short-term rentals completely, or allow only on-site, owner-occupied properties to have short-term rentals. If someone does not live on-site, then the property is arguably an investment property only, and any claim of the need for that short-term rental income can be disregarded. This would enable ADUs to be counted toward the Housing Element numbers (see item #10). 6. Vacancies: Create a County mandated vacancy tax (as San Francisco is presently considering) to create disincentives for leaving housing units empty. Exemptions could be made for work from home or dwellings under a certain square footage if the homeowner works from home or needs the space for their own dwelling use. This has been documented to establish new housing units and therefore could be counted toward the housing numbers. 7. Speculative Investment: Eliminate corporate ownership of housing of up to 4 units. This will stop speculative over-bidding of properties (which drives up housing costs) and land banking (which is performed to drive up the value for the investors.) This is crucial for market rate units that do not have controls over ownership. If dwelling units are constructed and snatched up by corporate investors, the goal of increasing availability will not be achieved. If the housing crisis is still occurring after another eight years, the next round of RHNA numbers will be even higher, and even more density will be demanded. 8. Promote Affordability: Require that all lot splits and ADUs rent at affordable rates. This would enable ADUs to be counted toward the Housing Element numbers that are required for affordable units, which are the most difficult to achieve (see item #10). The Planning Department should not look at undersized parcels as a hardship that allows for an exemption to exceed the FAR. Instead, it should be taken as a limitation on the lot that will provide a smaller home, which will ultimately result in a diverse range of housing options and levels of affordability. 9. Conversions: Provide incentives to preserve the existing stock of affordable housing and/or promote the conversion of existing market rate housing to affordable housing. Tam Valley in particular has a large number of rental units which have traditionally been at the affordable end of the rental spectrum, and could readily be maintained as such with the necessary incentives. 10. Alternative Measures: Follow the Housing Element guidelines to promote and locate alternative housing sites as per recommended policies #5, 8, and 9 above. These guidelines state that acceptable dwelling unit numbers can be counted through "the availability of ADUs and JADUs for occupancy, rather than used as offices or guest houses." (p. 30) In addition: "Alternative adequate sites: Under limited circumstances, a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units that will be: substantially rehabilitated in a multifamily rental or ownership housing complex of three or more units that are converted from non-affordable to affordable rental; preserved at levels affordable to low – or very low – income households, where the local government has provided those units with committed assistance." (p. 30)	Email																
O - 217 Shoreline Highway (Tamalpais)	I am in complete support of all the points made in Sustainable Tam Almonte letter of 2/24/22. Building in the proposed area is ill advised, and appears to be illegal.	Email								X	X							
O - 217 Shoreline Highway (Tamalpais)	I am writing to endorse the attached letter from Sustainable TamAlmonte to the Marin County Board of Supervisors and Planning Commission regarding the merits of the proposed Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List. The need for housing our homeless is desperate but building residential space at Tam Junction is just NOT logical. The idea of building along Shoreline/ Highway 1 is very questionable. It is already a populated area with minimal sidewalks and access to needed resources. Thank you for your consideration of the attached letter	Email	X	X	X	X		X		X	X	X	X	X	X	X		

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
O - 217 Shoreline Highway (Tamalpais)	We are writing in regard to the sites chosen for possible inclusion into county plans for housing in the Almonte/Tam Valley area of the county. Of the eight sites mentioned in your Balancing Act scenario, five are in a serious flood zone and one is located, not on, but in Richardson's Bay. Your commentary regarding the avoidance of environmental hazards has been completely ignored by whatever staff was used to choose these sites. The properties in the flood zone are 160 Shoreline, assessor's parcel # 052-041-27, 217 Shoreline, 223 Shoreline, and 204 Flamingo Rd. he site which is actually in the bay is 260 Redwood Hwy. Oddly enough, there is one property across the road from 160 Shoreline which is on solid ground. That would be the Muir Woods Lodge, a motel which actually has some open space which could be used for more housing. Why was this property ignored when lesser properties were chosen? Considering that we are familiar with the sites in the Almonte/Tam Valley area but not the rest of the county, it seems very strange that your staff has chosen properties which flood now and will continue to flood even more in the future. We wonder about your motivation in focusing on dangerous and inappropriate land. We also wonder why your staff has chosen properties which are pretty much lumped together in the same area which will further exacerbate the level F traffic problems which occur for us every day. If these sites were chosen to be close to public transportation, we would remind you that there is no viable public transportation in our area. So we would be looking forward to much more daily auto traffic. We are extremely disappointed in the Balancing Act which appears to be a distraction and of no practical value. We wonder how much time and money was wasted on promoting this ridiculous game. We also wonder how many sites in the rest of the county are totally inappropriate but are being promoted as a way to choose our fate which, as you know, is not the case. Surely, the Board of Supervisors can do better than promoting this silly distraction rather than facing what is a serious problem for the future well being of Marin County.	Email				X					X							
O - 217 Shoreline Highway (Tamalpais)	We oppose new housing in the areas mentioned in Tam Junction due to flooding and traffic and possible fires, can't get out of here now. Tell Scott Wiener and his friends to move on.	Email				X					X			X				
O - 217 Shoreline Highway (Tamalpais)	Yesterday afternoon, I had the pleasure of speaking with Ms. Clark about the wisdom (actually, the lack of it) in the choice of potential sites around Tam Junction. Last night, I participated in the "roadshow" and, as a result, I am asking for your help in following up on one matter. During the presentation by Jose Rodriguez, he mentioned that one of the "Guiding Principles" for the BOS is the consideration of "environmental hazards". It doesn't take long to recognize the hazards of sea level rise, a long history of flooding and traffic in our neighborhood, among others. But, in addition, Mr. Rodriguez made an interesting rejoinder to a question about whether certain sites can be included in this study if such sites have been previously reviewed and rejected. He was not too clear but he suggested that the State of California has some "requirements" if a previously rejected site is again brought up for analysis. I asked him to specify (1) which of the four Tam Valley sites have already been considered and rejected, and (2) what are the state's requirements (if any)--that are different or additional--that would apply to such sites. He did not have the information available to answer either question and it didn't appear to me that there would be much of an effort to research those questions and disseminate the answers. Hence, this email. Do you know the answers? If not, would you please put in motion an effort to discover the answers? It may not be dispositive, but then again, it may be important.	Email				X					X	X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	(Comment edited for length) Please find attached the San Geronimo Valley Planning Group's response to the proposed Housing Element update. Background: The San Geronimo Valley Planning Group was formed in 1972 to help elect Gary Giacomini to the Board of Supervisors in order to gain the critical third vote necessary to kill the 1961 Countywide Master Plan, which had envisioned 5,000 new homes and 20,000 additional residents for the San Geronimo Valley alone. While the plan was updated in 1982 and 1997, its central premise has never changed: preserving our Valley's rural character and protecting our natural environment. This commitment - along with that of many other community members - also helped permanently preserve more than 2,300 acres of open space in our beloved Valley. We have been trying to apprehend the efforts of Marin County to meet the state-mandated "housing elements" through the rezoning of existing parcels. We are very concerned that few Valley residents are aware of the potential impact of this housing mandate on our community and that the Planning Group was not included in the process from the beginning. Apparently, pressure from the State has made it a top-down County effort. The Planning Group adamantly opposes the proposed, potential locations within our community identified below. High school property - We are alarmed by Candidate Housing Site P, the proposal to build 98 above-moderate-income units through rezoning the high school property next to the Ottolini/Flanders' Ranch at the bottom of White's Hill on Sir Francis Drake Blvd. Our Community Plan clearly spells out that the use of this property should remain as agriculture or open space; the high school district agreed. Our reasons are numerous. 1. It would be a visual blight, destroying not only the aesthetics of the entrance to our Valley but also jamming suburbia into the inland rural corridor. 2. It would be a dangerous location, creating a separate enclave with an entrance off a very busy highway, and removing one of the few places where traffic can safely pass slower traffic. 3. Because this property is not within the boundaries of any of our four villages, it would destroy the essence of our Valley's character, creating, in essence, a new, completely separate village of above market-rate houses. Moreover, there is no sewage or water infrastructure at this location. 4. It is an environmentally poor choice, being a wetland area, a swamp in the winter, and within the headwaters of the Lagunitas Creek watershed. Former golf course club house property. Candidate Housing Site R-1. This open space, referred to as the Commons, must remain open space and not also become a "new village" location. In addition to being the likely site for a new firehouse, this is an essential area for community gatherings, and provides needed parking for and access to Roy's Redwoods, Maurice Thorne Open Preserve, and the two, newly conservation easement-protected meadow parcels (former front and back nine). The Planning Group does favor affordable housing in the Valley. We want our residents and their children to be able to afford to remain in our community and to maintain our diverse population. But the current plan seems to be solely a County "numbers game," meeting only the requirements of the State for 3,569 units in unincorporated Marin. The parcels in the Valley are identified for families earning more than \$132,000 annually. For an individual, this would be the equivalent of \$62.50 an hour. The Valley is a rural community. The minimum wage in California is \$14 an hour. Anyone who works a full-time job should be able to afford decent housing. This plan does not provide that. The County must focus on the real need for affordable housing, with more emphasis and incentive on legalizing existing units and making it easier to create second units, ADUs and JDUs. A stronger effort is needed by the County to find appropriate parcels within our existing villages. Potentially, this might include the current location of the County fire department, which, if/when it's vacated, could be an excellent location for affordable multi-family housing. There are others. A time constraint shouldn't be the deciding factor in zoning parcels for housing. There has to be more thought put into this and community involvement shouldn't be limited to a flawed survey. We request the County hold an in-person meeting for the community as soon as possible, preferably in the multi-purpose room at Lagunitas School. Additionally, the Planning Group would like to work with you to find a way to provide more affordable housing units within our community while continuing to maintain and protect the rural character and natural resources that make our Valley such an attractive place to live and raise a family.	Email (See Email Comments Received.PDF, pp. 234-236)			X	X	X			X		X					X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	1: can we use the Lagunitas school parcel that is before the Spirit Rock parcel? 2: If Spirit Rock is built on can it be hidden from road? 3: The visual view when you enter the Valley is gorgeous and should be maintained. 4: Lagunitas school campus has lots of unused space.	Email										X						X
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	98 houses on the San Geronimo Valley floor is a terrible idea. It would ruin the beauty of the valley which Valley residents have worked so hard over the years to preserve. Please help us ... we would be most grateful if you could find other sites for these needed homes. Grateful for your attention to this.	Email								X		X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	Already leaving here is problematic early in the morning and many folks work and go to school over the hill and have to go then. You would be adding probably 200 or so cars to the problem for starters. As it is I no longer go to Point Reyes on the weekends because its an extremely busy place full of tourists and the locals cant park and get to services. Dennis, I have written to you before regarding the San Geronimo Valley Golf Course and you can see now that what was once a beautiful sward of land full of animals and birds and yes golfers is now a sea of weeds and fallen trees. And yes, people walk there on the paths and I guess through the tick invested grasses as well. And now you want to put up 98 (!) houses and destroy another piece of the Valley? And what about fire and earthquake considerations. If that corridor gets blocked in an emergency we would all try to get out through Lucas Valley or perhaps Highway One but regardless its scary to think of those situations. And I was here when we fought to keep that high school and all the other developments a NO GO. Successfully might I add and I believe the plan states that land was to stay agricultural. And how are you going to get all those folks home insurance? I already know people who have been denied coverage here and several of those companies I believe want to leave California altogether. Surely you can find another spot to meet whatever criteria is mandated some place else. I dont know if you even bother to read these letters but I do want to go on record objecting wholeheartedly to this.	Email				X						X		X				
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	Dear Mr. Rodini please do your best to represent the better interest of all Valley residents and don't let 98 new houses be Built-in the area East of Woodacre along San Francisco Drake. The San Geronimo Valley has one road in-and-out and Our septic systems and fire protection issues are at stake! Please say no!	Email				X								X	X			
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	Hello Dennis, I am writing as a long term resident in Woodacre with some concern regarding the 50 acre parcel alongside SFD Blvd and the Flanders ranch property. Please include all San Geronimo residents in any planning that might go forward on this horrendous possibility for 98 homes. We are already struggling with water issues, fire issues, septic issues, road access in emergencies, current Fairfax traffic jams. We already have a valley floor jammed with County infrastructure - water dept, fire dept, PGE substation, noise and lights all times of day and night. I certainly hope this possibility will become part of many public forums on your agenda for this small and fragile valley. Since the last fire on White's Hill, nothing has been done to remove the battery box from the long-broken highway sign which may have sparked that fire. I think, in speaking to my neighbors, the SGV feels a bit neglected by your office and I sincerely hope that can be rectified.	Email				X				X				X	X			
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I am a homeowner in Woodacre since 1972. I am of the opinion that there are some places that shouldn't be developed. I include all of western Marin in that category, but for the moment I will comment on the proposed development of 98 homes just west of White Hill on Sir Francis Drake Blvd. Entering the valley, one's first impression is the beautiful rural landscape that is becoming rare in California. That experience would be negatively impacted by any development in that area. 98 Homes would mean around 200 automobiles adding to the congestion in Fairfax and San Anselmo and create a great deal more air pollution than already exists. That area is not only a seasonal wetland, but is in the headwaters of the Lagunitas Creek Watershed. Construction and habitation of that area would cause irreparable harm to wildlife, including endangered salmonids and many other species. I support development along the 101 corridor.	Email				X				X		X		X	X			
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I am a resident and homeowner in Forest Knolls, where I live with my husband and 5 year old. I'm responding to signs I saw posted today along SFD near Dickson Ranch, in regard to the building of 98 homes on that property. I have searched online and cannot find any more information about this proposal. I would like to add my comment that you please proceed very cautiously-- while I really recognize the need for more housing and more affordable housing in Marin, I have a couple of big concerns-- environmental impact (including air quality, native species habitat preservation and restoration, and light pollution. I also have some concern about SFD as the only way into and out of the valley, in case of emergency (and, just in terms of general traffic congestion, and air pollution). So my comment is to please very carefully consider these matters before proceeding. Thank you!	Email				X						X		X		X		
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I am dead set against the proposal to develop 98 new houses on the 50 acre High School property. Such a large development is exactly the kind of change the valley has fought against for decades. Such a large development would change the Valley's pastoral character enormously and negatively. I believe the Valley's population stands around 3,500. If 4 people were to live in each house of such a new village, the valley's population would increase over 10% overnight. I would support fewer than half such units of low-income housing if they were located in dispersed fashion, and wouldn't have such a negative aesthetic consequences.	Email								X		X					X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I believe West Marin has reached its carrying capacity for new homes, especially in regards to water, roads, septic and fire safety. Are we going for maximum buildout? What happens after we add 3500 homes the State of California tells we have to do? What happens in 2031 when they say we have to do it again? I watched the zoom meeting with Leelee Thomas on February 16, and she said it's either the carrot or the stick. I did not see any carrots in the equation, only threats. The proposed 98 houses in the heart of the San Geronimo Valley is an ill conceived proposal. It does not take into consideration that the plot of land is the headwaters of the Lagunitas Creek which is a coho salmon nursery. It's a flood plain when we get substantial rain - if you have ever driven by in a downpour, the entire area is a web of small streams before it gets to the main stream channel about 500 feet from there. I believe the infrastructure needed for those houses would not only be an eyesore, but also a detriment to our fragile ecosystem.	Email		X		X				X	X	X		X	X			
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I could not access the Balancing Site work area so I am submitting these comments here. SGV is am amazing place to be due to low development. I have had the benefit of living here 25 years. What is being proposed in both of the areas of the School property and at the Gold Course are for higher end homes. Higher end homes are not a help for our community. We need homes for families with kids, We need Senior housing. We don't need another 127 above moderate income homes. Have some vision. Create a place with a grocery store, deli, and place for people to meet. Create Senior housing. Have ability to share vehicles. This area could become a hub for our community to use and support. It is also a sensitive environmental area. It used to be where water would spread out when it rained and slowly sink into the ground providing water all year round for the fish. More concrete and asphalt = more runoff. This vision of 98 separate high end homes here is not fitting to the rural area of our valley. It is just going to bring in more people who want a rural lifestyle from other areas and NOT give our locals homes. Every day, people, and families are looking for homes. Renters are being pushed out. It is unaffordable to live here. Solve the problem we have now, housing for our locals. Not bring more people here. Also, the place being considered at 6900 Sir Francis Drake is a privately owned place. Owned by a family that owns quite a bit of property in the Valley as it is. I certainly hope public monies are not going to rehab this property.	Email								X		X					X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd in the San Geronimo Valley. It would destroy our Valley's rural character and the beauty we prize in that view shed. I support seeking alternative Valley sites not visible from Sir Francis Drake Blvd to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I believe many of these West Marin sites are not strategic due to environmental concerns, lack of local jobs, and inadequate infrastructure to sustain such a population increase. I support seeking alternative Marin sites to meet our affordable housing obligations.	Email		X	X					X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations. We are already working to provide affordable housing for people here in the San Geronimo Valley. Please work with our group to create homes and units that are an integral part of our existing villages. Continue to preserve our open, agricultural spaces and the green belt that surrounds this rural part of Marin county.	Email								X		X					X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative sites to meet our affordable housing obligations. Supervisor Rodoni- You have been a supporter of the environment and the agg culture of Marin. I know we need housing in Marin, but this is the wrong spot for 98 houses especially without any transit options for residents in that development.	Email						X		X		X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do NOT support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do NOT support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do NOT support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. Not to mention the massive increase in traffic and fire hazard/danger such a development would create. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email				X				X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support new housing on the 50-acre High School property facing Drake Blvd. in the San Geronimo Valley. This important rural gateway property to the valley and nearby Pt Reyes National Seashore should remain in agricultural use as part of the historical Flanders Ranch. I support seeking alternative Valley sites to meet our affordable housing obligations. Our community will vigorously oppose such inappropriate development.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I hate to hear that 98 houses are going to be built on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. I do support seeking alternative Valley sites to meet our affordable housing obligations, and hope that some compromise can be reached that won't destroy the beautiful approach to West Marin or further stress our limited resources. I know we are lucky to have remained untouched by "progress" for so long but oh boy I hope our luck holds a bit longer. Anything you can do to stop this unwelcome and depressing development will be much appreciated.	Email								X		X		X				
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I have lived in Woodacre for over 40 years. I love the contry feel and woodsy environment. I highly object to the proposed low income housing development on Flanders property. I am your constituent, and voted for you when you were running for office. Please stop any expansion, re- zoning or building projects that will bring more residences to the Valley. I travel down San Geronimo Valley drive every day as, I work in San Rafael. When I get to the corner of Sir Francis Drake, I would be looking at the very piece of land across SFD, that the houses will be built on. As I understand the proposal, 100 houses will be built on 50 acres. The new development will also add to traffic on SFD by quite a bit. Please, let's keep the beautiful rural nature of the Valley as it is now.	Email				X				X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I hope you're well and please allow me to begin by thanking you for your leadership on a range of issues important to San Geronimo Valley residents. While I know the recent report about possible locations for additional housing in the county is quite preliminary (and conducted by a third party that does not speak for Marin County residents), it makes sense that concerned citizens speak loudly and early on this topic. Please know that I do not support 98 houses on the 50 acre high school property facing Sir Francis Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character. It would destroy the beauty we prize in coming over White's Hill. It would create a new, unnecessary and unwanted village. Most important, it would add a possible 200 additional vehicles and possibly up to one thousand daily vehicle trips in and out of the valley to an already congested road. Anyone trying to get to Highway 101 at 8:00 am already knows that the traffic is horrible as you enter Fairfax. This would add to that exponentially. Anyone living on or near SFD Blvd. knows that the weekends are equally tough with many tourists heading to and from the coast. While I support affordable housing I believe there are better ways and better locations to accomplish this.	Email				X				X		X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I just want to add my voice to ask you not to support the new San Geronimo housing being considered. The environmental and infrastructure impact will be horrible !	Email		X								X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I oppose 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. West Marin is maxed out on development because of fire concerns, small roads, septic. The proposed development at the west side of whites hill is the headwaters of the Lagunitas creek which is our coho salmon nursery. It's a floodplain and is unsuitable for development. The infrastructure needed for a development would harm our fragile ecosystem. If Marin County decides to do what the State is demanding, then why not put the entire buildout on the St. Vincents property which is right next to the freeway and could handle the increase in population. We would like to see all the building be for homeless and low income people - like all the people who commute from Vallejo and Richmond to serve us daily because they can not afford to live in our county. Many other properties in Marin would be more suitable.	Email				X				X		X		X	X		X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I oppose a housing development the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. .1. West Marin is maxed out on development because of fire concerns, small roads, septic. 2. The proposed development at the west side of whites hill is the headwaters of the Lagunitas creek which is our coho salmon nursery. It's a floodplain and is unsuitable for development. 3. The infrastructure needed for a development would harm our fragile ecosystem. 4. Building would ruin agricultural, rural beauty which is so precious to the San Geronimo Valley. 5. If Marin County decides to do what the State is demanding, then why not put the entire buildout on the St. Vincents property which is right next to the freeway and could handle the increase in population. We would like to see all the building be for homeless and low income people - like all the people who commute from Vallejo and Richmond to serve us daily because they can not afford to live in our county. Or work with the state to move San Quentin out to a more appropriate place for a prison such as barren land in the dessert, and make a beautiful development on the waterfront right next to shops and the ferry and the Richmond Bridge which would be easy access to transportation and would not overburden Sir Francis Drake which is already far too congested. Many other properties in Marin would be more suitable.	Email				X				X	X	X		X	X			
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I support adding housing in appropriate locations. I do not believe the west side of White's Hill, on Tamalpais School property is appropriate. The area is prone to flooding and is vital for supporting the flow of water in the creeks that are used by salmon. Also, the county plan has been to add housing on the 101 corridor, leaving west Marin rural. As a member of the Valley Emergency Response Team, I am concerned about adding so many more cars on the road, ensuring a bottleneck in the event of an emergency evacuation.	Email									X	X		X				
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I support adding housing in appropriate locations. I do not believe the west side of White's Hill, on Tamalpais School property is appropriate. The area is prone to flooding and is vital for supporting the flow of water in the creeks that are used by salmon. Also, the county plan has been to add housing on the 101 corridor, leaving west Marin rural. As a member of the San Geronimo community, I am concerned about adding so many more cars on the road, ensuring a bottleneck in the event of an emergency evacuation.	Email									X	X		X				
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I think that the proposed low cost housing sites and sizes and the solution is not thought out ! For instance , the 98 homes in Woodacre would create a huge traffic problem and also be inappropriate . The Olema location and proposal would ruin the nature of Olema ! And Dennis Rodoni lives in Olema ! The west Marin area has been protected for a reason ! The nature and small town is the reason that we are all here ! I've lived here for 46 years and believe that it would be more appropriate to absorb the housing on properties that are all ready developed and make it attractive for homeowners to build ADUs Please revise the thinking around this important topic of affordable housing !	Email				X				X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I'm not sure if this is accurate, but we have heard a site for 98 new homes is being proposed at the base of Whites Hill. We can only hope this is not true as that would be disastrous for the area and environment, and truly spoil the natural surroundings	Email										X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	It has come to my attention, either from neighborly chats or from other sources, there is a potential plan taking shape to add housing to the San Geronimo Valley. Specifically close to 100 houses on the land we refer to as "Flander's Field", where there was once a plan for a high school. That plan didn't materialize, as this valley began to be more declarative and assertive in stating the vision for this area, and guidelines for what is / is not acceptable development. When I moved to the valley 25 years ago, I thought it might be a place to stay for a couple of years. But after understanding this community better, and listening to our elders, I came to understand and appreciate what our environmental advocates have been fighting for and diligently guarding. This is the reason I still live here today. In my home town, I watched as the cherry trees toppled, the apple orchards fell, and the planting fields gave way to urbanization and development. It still breaks my heart whenever I drive through and see the Police Station, Post Office, County Buildings and parking lots where I once played with my friends and frolicked with my dog. I am filled with such gratitude to live here in the San Geronimo Valley, comforted in knowing this place is truly special. Magical. I now take up the fight to preserve our natural beauty and the ecosystems that depend on limits to growth. My neighbor refers to entering the valley as the "Chitty Chitty Bang Bang effect", where the wheels of the car roll up under you and you start to float along in the last part of your journey home. Please help us keep this natural beauty as opposed to a Shitty Shitty first impression entering this sacred place. Also, this would impact and devastate what little is left of our natural habitat for spawning salmon...I've witnessed and taken part in many debates and county board meetings to force the stoppage of building homes due to this deleterious impact. 98 homes will be a huge battle, but taking a cue from our long term residents, environmental groups, and our elders, I can't stand back and watch this happen. I look forward to understanding both of your positions on this subject. Signed, a long time Marin tax payer, diligent voter, and newly commissioned soldier in the fight to preserve my surroundings	Email										X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	Please don't approve this development! It is way too big and is in a terrible location. It will destroy the beautiful view that every Valley resident welcomes on their return home to the SG Valley. Yes we need some affordable housing, but not on this parcel, and not at market rate. The Sir Francis Drake corridor in San Geronimo should remain rural. This huge development would create a new, unnecessary and unwanted village.	Email								X		X					X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	Please don't support the development of 98 units on former Flanders Ranch land in the San Geronimo Valley. This site stands at the gateway to the SGV and the headwaters of the watershed which houses our endangered salmonids. It is an especially sensitive location, both aesthetically and ecologically, and should be protected from all development. Just a couple of years ago, you and the BOS attempted to do a very good thing for Marin County and the SGV by purchasing the golf course, in order to protect it permanently from development and to give endangered salmonid populations a place to recover. Probably, in a few years' time, some public entity—possibly Marin County—will resume the pursuit of these goals when TPL sells the land. If the County allows a new village of several hundred people to be built, with all the ecological disturbance that entails, just a short distance upstream from the salmonid sanctuary, it will jeopardize this important environmental restoration project. I believe the 98 units are envisioned to be targeted to buyers of "above moderate" income. If so, then this suggests that the homes will be too expensive to count as the sort of affordable housing that the voting public sympathizes with. We don't want a SGV that is even more exclusive (economically speaking) than it already is—especially not at the expense of the ecology, aesthetics, etc. Please do all you can to keep the old Flanders Ranch area completely open and agricultural. Thank you very much.	Email										X					X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	Please understand that our history and values are not supportive of mass development in the San Geronimo Valley. We value our rural character for aesthetic reasons but equally for safety. We must protect egress for fire primarily. In addition we do not have the infrastructure and resources to support 98 new homes. This ideal would be better served along the 101 corridor. Thank you for consideration of supporting no development of the open fields adjacent to Flander's property.	Email		X						X		X		X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	Remove the high school site from any consideration for housing. It is not supported in our Community Plan (see excerpts below). In addition, this is the critical view shed that every Valley resident experiences and "welcomes" on their return "home" to the San Geronimo Valley as they negotiate the curve, going west, at the bottom of White's Hill leaving the eastern urbanized corridor (where over 90% of Marin residents live), behind. This priceless Valley view encompasses the entire Ottolini/Flanders ranch and the Spirit Rock Meditation Center property from the meadows on the flats, to the uplands and ridge that seems to disappear going west towards the Nicasio pass. High School Site Issues: The development currently proposed would create the equivalent of a "new" village and its location next to SF Drake Blvd. would destroy the Valley's rural character. Increased traffic would overwhelm Drake Blvd. in route to and from the eastern urbanized corridor and 101. The north east section of San Geronimo Creek, which is home to coho salmon and steelhead trout, appears to be in this area. If confirmed, protection of this area could impact proposed development. FYI - Historically, this 50 acre school site was originally owned by the Ottolini/Flanders Ranch family. It was condemned for use of a planned High School -- part of the '61 Master Plan calling for 20,000 residents and 5000 homes. This '61 Master Plan was scuttled in 1972/73 after the newly elected Board of Supervisors voted to adopt the new County Wide Plan. Subsequently, the BOS began the development of highly successful Community Plans for designated areas in West Marin. At one point, (the '80's I think) the Tamalpais school board considered selling it's 3 unused school sites. Two were in the eastern corridor and one was in the Valley. The board appointed a committee to study the situation and make a recommendation. It was composed of Kate Blickhahn (Drake High School Superintendent), Dale Elliott of Forest Knolls and me. They implemented our recommendation to sell the two sites in the eastern corridor and preserve the Valley site for agriculture. The Flanders family subsequently worked out a lease (still in effect) with the District so their cattle could use it for grazing as was done when they owned it. Two proposals to create an orchard never materialized	Email				X				X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	The proposed 98 new houses on the 50 acre parcel in the San Geronimo Valley was just brought to my attention. I am not opposed to more housing, but I am opposed to how and where they will be built (in a cluster creating a new community as well as changing the landscape as you enter The Valley). There have been other projects in the past that are woven into the existing communities. The low cost neighborhood next to the Trailer park is a fine example. I am assuming that this Federal money is to be used for our lower income population? I have lived in the Valley for 50 years at which time we voted against sewer lines and natural gas in order to keep housing developments from taking place. Will a project this large take that into consideration? I will be sure to be adding my input as this project moves forward. Dennis, as old acquaintance I'm hoping that we can find time to discuss this more, I am no longer 'asleep at the wheel'....Thank you for taking my opinion into consideration.	Email		X						X		X		X			X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	This is a terrible idea! I can tell you that it will become another problem like Victory Village. You can't just plunk down a totally different community (with different needs and mind-sets) inside another unique community. And what about water !?!?!?! I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	This proposal make no sense for multiple valid reasons. Please do what you can to reject it.	Email								X								
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	While I support adding housing in WMarin, I believe the White Hill location is not appropriate for the reasons below: This clearly goes against our Community Plan. It is an area prone to flooding As a result of the above, it interferes with the watershed that provides the creeks that support the endangers steelhead. It will place untold stress on an already precarious road evacuation during wildfire season. the Valley is already under major stress with failing septic, with no help on the horizon as has been blocked by the Planning Group. The Valley and it's homeowners are about to be handcuffed by the new stream side ordinances, making repairs and maintenance near impossible, so the added burden of 68 homes is such a double standard. The rural character of the Valley will be visually destroyed. I am curious why this information has been held from the public and the very short window of public comment which further punctuates your desertion, the same way you mid-handled the Golf Course debacle. Please respond with a confirmation of my very strong objection to this location.	Email								X	X	X						
R1 - 5800 Sir Francis Drake Boulevard (San Geronimo Valley)	(Comment edited for length) Please find attached the San Geronimo Valley Planning Group's response to the proposed Housing Element update. Background: The San Geronimo Valley Planning Group was formed in 1972 to help elect Gary Giacomini to the Board of Supervisors in order to gain the critical third vote necessary to kill the 1961 Countywide Master Plan, which had envisioned 5,000 new homes and 20,000 additional residents for the San Geronimo Valley alone. While the plan was updated in 1982 and 1997, its central premise has never changed: preserving our Valley's rural character and protecting our natural environment. This commitment - along with that of many other community members - also helped permanently preserve more than 2,300 acres of open space in our beloved Valley. We have been trying to apprehend the efforts of Marin County to meet the state- mandated "housing elements" through the rezoning of existing parcels. We are very concerned that few Valley residents are aware of the potential impact of this housing mandate on our community and that the Planning Group was not included in the process from the beginning. Apparently, pressure from the State has made it a top- down County effort. The Planning Group adamantly opposes the proposed, potential locations within our community identified below. High school property - We are alarmed by Candidate Housing Site P, the proposal to build 98 above-moderate-income units through rezoning the high school property next to the Ottolini/Flanders' Ranch at the bottom of White's Hill on Sir Francis Drake Blvd. Our Community Plan clearly spells out that the use of this property should remain as agriculture or open space; the high school district agreed. Our reasons are numerous. 1. It would be a visual blight, destroying not only the aesthetics of the entrance to our Valley but also jamming suburbia into the inland rural corridor. 2. It would be a dangerous location, creating a separate enclave with an entrance off a very busy highway, and removing one of the few places where traffic can safely pass slower traffic. 3. Because this property is not within the boundaries of any of our four villages, it would destroy the essence of our Valley's character, creating, in essence, a new, completely separate village of above market-rate houses. Moreover, there is no sewage or water infrastructure at this location. 4. It is an environmentally poor choice, being a wetland area, a swamp in the winter, and within the headwaters of the Lagunitas Creek watershed. Former golf course club house property. Candidate Housing Site R-1. This open space, referred to as the Commons, must remain open space and not also become a "new village" location. In addition to being the likely site for a new firehouse, this is an essential area for community gatherings, and provides needed parking for and access to Roy's Redwoods, Maurice Thorne Open Preserve, and the two, newly conservation easement-protected meadow parcels (former front and back nine). The Planning Group does favor affordable housing in the Valley. We want our residents and their children to be able to afford to remain in our community and to maintain our diverse population. But the current plan seems to be solely a County "numbers game," meeting only the requirements of the State for 3,569 units in unincorporated Marin. The parcels in the Valley are identified for families earning more than \$132,000 annually. For an individual, this would be the equivalent of \$62.50 an hour. The Valley is a rural community. The minimum wage in California is \$14 an hour. Anyone who works a full- time job should be able to afford decent housing. This plan does not provide that. The County must focus on the real need for affordable housing, with more emphasis and incentive on legalizing existing units and making it easier to create second units, ADUs and JDUs. A stronger effort is needed by the County to find appropriate parcels within our existing villages. Potentially, this might include the current location of the County fire department, which, if/when it's vacated, could be an excellent location for affordable multi-family housing. There are others. A time constraint shouldn't be the deciding factor in zoning parcels for housing. There has to be more thought put into this and community involvement shouldn't be limited to a flawed survey. We request the County hold an in-person meeting for the community as soon as possible, preferably in the multi-purpose room at Lagunitas School. Additionally, the Planning Group would like to work with you to find a way to provide more affordable housing units within our community while continuing to maintain and protect the rural character and natural resources that make our Valley such an attractive place to live and raise a family.	Email (See Email Comments Received.PDF, pp. 234-236)			X	X	X			X		X					X	
R1 - 5800 Sir Francis Drake Boulevard (San Geronimo Valley)	1: can we use the Lagunitas school parcel that is before the Spirit Rock parcel? 2: If Spirit Rock is built on can it be hidden from road? 3: The visual view when you enter the Valley is gorgeous and should be maintained. 4: Lagunitas school campus has lots of unused space.	Email										X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R1 - 5800 Sir Francis Drake Boulevard (San Geronimo Valley)	I could not access the Balancing Site work area so I am submitting these comments here. SGV is an amazing place to be due to low development. I have had the benefit of living here 25 years. What is being proposed in both of the areas of the School property and at the Gold Course are for higher end homes. Higher end homes are not a help for our community. We need homes for families with kids, We need Senior housing. We don't need another 127 above moderate income homes. Have some vision. Create a place with a grocery store, deli, and place for people to meet. Create Senior housing. Have ability to share vehicles. This area could become a hub for our community to use and support. It is also a sensitive environmental area. It used to be where water would spread out when it rained and slowly sink into the ground providing water all year round for the fish. More concrete and asphalt = more runoff. This vision of 98 separate high end homes here is not fitting to the rural area of our valley. It is just going to bring in more people who want a rural lifestyle from other areas and NOT give our locals homes. Every day, people, and families are looking for homes. Renters are being pushed out. It is unaffordable to live here. Solve the problem we have now, housing for our locals. Not bring more people here. Also, the place being considered at 6900 Sir Francis Drake is a privately owned place. Owned by a family that owns quite a bit of property in the Valley as it is. I certainly hope public monies are not going to rehab this property.	Email								X		X					X	
R1 - 5800 Sir Francis Drake Boulevard (San Geronimo Valley)	I just want to add my voice to ask you not to support the new San Geronimo housing being considered. The environmental and infrastructure impact will be horrible !	Email		X								X						
R10 - 200 San Pedro Road (Santa Venetia)	Hello and thank you for the opportunity to comment regarding Future Housing Sites in Marin County. I attended the local Housing meeting regarding Santa Venetia and Los Ranchitos on February 15th and live in the Santa Venetia area. Here are my comments from a Santa Venetia resident perspective: 1. The process, while advised by the Marin County Planning Department, is being run by a consulting agency that is not familiar with Marin County and the local areas & neighborhoods. 2. The number of assigned housing units to Santa Venetia, 422, ignores the following. Before housing site numbers are assigned and accepted, a "CEQA-lite" analysis should be performed to determine if the numbers and locations are practical from a CEQA perspective. We heard these concerns brushed off with the response that if any development is going to be done, a full CEQA would be completed before development could/would proceed. This would be an "after-the-fact" process, with the fact that the housing numbers and sites have already been assigned and accepted, and would be too late to be influential in the development process. a. There is only one practical vehicle road out of Santa Venetia to the freeway that is already heavily impacted by three schools, the one at the JCC, the Marin School, and Venetia Valley school, and a large pre-school. Traffic in & out of Santa Venetia is also already heavily impacted by the JCC, the Civic Center traffic, the Marin Lagoon traffic, the Veterans Memorial traffic, the Marin Lagoon Housing and the commercial enterprises along McInnis Parkway. b. Some of the sites selected are in wetlands areas, such as the McPhail school site next to North San Pedro Road. c. some of the sites selected are next to the Bay and subject to special development restrictions, such as the McPhail school site. d. The total number of housing units assigned to Marin County, and not just to the unincorporated areas, does not take into account the water needs. And we, Marin County as serviced by MMWD, are in the middle of a water shortage with future years looking to be worse due to Climate Change. 3. Using city limit boundaries to direct neighborhood focus and comment ignores the reality of the holistic nature of a neighborhood that crosses city limits and unincorporated boundaries. It is expedient, especially for an outside consulting firm not familiar with Marin County or Santa Venetia, but not realistic. This is especially true for the Santa Venetia area. Santa Venetia is heavily impacted by what the City of San Rafael does or does not due around the Civic Center, at the intersection of North San Pedro Road and Civic Center Drive, around Marin Lagoon Park, at the Marin Lagoon homes neighborhood, and at the Marin Ranch Airport. Using city limit boundaries is expedient but not accurate and realistic in appraising housing impacts to a neighborhood such as Santa Venetia. And restricting the geographical area that Santa Venetia residents can comment on and have input to, to not include what is inside the City limits of San Rafael for the areas noted above is violating our rights to comment on and have input to what is impacting our neighborhood. Thank you for the chance to comment	Email				X				X				X	X			
R10 - 200 San Pedro Road (Santa Venetia)	Here in Santa Venetia, we are living with water shortages, traffic congestion, and our community's evacuation route was named the most dangerous in Marin and yet huge additional numbers of housing are proposed for this flood prone neighborhood. That's insane! We are not fooled by claims that these new residents won't drive everywhere. They will. We already know that every person of driving age in our neighborhood not only drives but owns a car, or truck. They line our streets, further restricting access routes. There are sites where housing can happen like at Northgate Mall, but not in our overcrowded flood zone.	Email				X				X	X			X				
R10 - 200 San Pedro Road (Santa Venetia)	I am a longtime resident of Santa Venetia in unincorporated Marin County, and a member of the Santa Venetia Neighborhood Association (SVNA). I, along with many of my neighbors, attended the February 15 Zoom meeting on the Housing Element initiative, which seems detached from the reality of worsening climate change. Much of Santa Venetia exists in a flood plain; other parts are in the WUI. With only a single one-lane route in and out of the neighborhood — North San Pedro Road — our existing infrastructure is already stretched to the breaking point with daily traffic congestion restricting both egress and ingress. We currently have fewer than 1800 residences in Santa Venetia, yet the Housing Element recommends 422 additional units, representing an increase of approximately 25%. Adding a fraction of 422 units to Santa Venetia would greatly compromise the safety of its residents, in addition to degrading quality of life. Many of our homes were built in the WUI. We are at constant risk of wildfire, with unstable hillsides that in recent years have collapsed onto North San Pedro Road. Like all of our Marin neighbors, we are constrained by drought. Here in Santa Venetia, our water supply comes from tanks that are sited in the WUI. Supplanting CEQA review in the drive to create multi-million-dollar homes puts our cultural as well as our natural environment at risk. For example, Oxford Valley, a known site of native tribal artifacts such as shell mounds, has been designated for 45 "above moderate income" units. Bypassing CEQA would eliminate the protection of cultural resources here and in other areas of Santa Venetia and Marin that have not yet been surveyed and would be lost forever. Our neighborhood is known to be at severe risk of flooding. The SVNA is currently participating in a collaboration between the California Dept of Parks and Rec, The County of Marin, and The SF Bay NERR to "Identify and Evaluate Sea Level Rise Adaptation Options to Solve Road Flooding in China Camp State Park." The project recently received a \$525k grant to address the critical issue of flooding in the low-lying segment of North San Pedro that runs between Santa Venetia and Peacock Gap. This road is our only alternate route to Highway 101, one that our emergency responders rely upon when highway traffic is heavy. Here is a link to the July 26, 2021 article in the Marin IJ that describes the flooding (which is only expected to worsen) and touches on our risk of impeded egress/ingress in the event of a natural disaster: https://www.marinij.com/2021/07/26/china-camp-road-flooding-project-gets-525k-grant/ The Housing Element did not seem include plans for significant numbers of true low-income housing. In the future, we would like to see a plan that factors in housing that our neighbors throughout Marin County could afford.	Email		X		X				X	X	X	X	X	X			
R10 - 200 San Pedro Road (Santa Venetia)	I am against the proposed units on North San Pedro Road. This proposed project is completely unsustainable and not researched for undesirable living situations. There are many factors that indicate this would not be a good site to build. Factors such as flood control, sea rising at a rate we can expect in the coming years, congestion, removal of a ball park and mostly there are no services to support this project. Well thought out projects include parks, services, bike paths, sidewalks and a reasonable egress in case of fire. North San Pedro Road is all ready congested due to a large school and many churches on this road. Another road to San Rafael is available to Point San Pedro Road however this road is failing due to floods in the winter and very evident sink holes that are not being addressed. More traffic would of course erode the roads further and in the past have had slides on this road particularly after recent tree removal has increased the likely occurrence.	Email		X	X	X				X	X	X		X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R10 - 200 San Pedro Road (Santa Venetia)	I attended the zoom meeting a few nights ago. I share the concern of some of my neighbors, well articulated by Gina Hagen. While I totally support affordable housing (so question if this will be "affordable" for working class people), I think we already have too many high density buildings on San Pedro Road, Jcc, school, rest homes, elder affordable housing, civic center etc... So I would support maybe 25 more units or something manageable, but hundreds seems like asking for trouble in an emergency. I live on Labrea way and I am glad we have housing for families, down the street, but a common problem is the amount of cars and high occupancy of some of the apartments. The overflow of cars goes all the way to Rosal, and currently I have had cars parked in front of my house for a month and more. It is not a significant problem in my case, but my neighbor who has teenagers with cars, is having to struggle to park their own cars, while the overflow is from housing two blocks away. Obviously San Rafael is a good place for more housing and i would think a place closer to the freeway like Marin Square could be used for extra units of housing. I also would personally like to build an accessory unit in my front yard for a student, teacher, medical professional, at affordable rate. It would be nice to have a department in Marin county who could help seniors like myself design,, get permits, and loans to afford to create such units. I myself was a renter in Marin for 36 years and lived in in-law apartments. I found it much more private and a win/win solution for the owner, typically older retired person, and myself as young professional. I was excited about an organization called Lily Pads and attended a meeting but found out later the owner was no longer providing services. So this would be a great thing to promote. Thank you for including us in your work. Hope we can have more affordable housing, while preserving the safety of our neighborhoods.	Email					X			X							X	
R10 - 200 San Pedro Road (Santa Venetia)	I served on the Santa Venetia Community Plan (SVCP) Committee for almost 10 years, including working with County Staff the last 4 years, until its final adoption in 2017. This process included a thorough survey of our neighbors who commented on every empty parcel and open space for future development (and in fact Godbe told us the response was overwhelming with a higher than normal percentage of participation). Our SVCP Committee Members represented every corner of Santa Venetia. We held community meetings (that were well-attended) so all residents had a chance to voice their opinions and ideas. No one knows Santa Venetia better than Santa Venetians. The plan was supposed to cover everything of interest to ensure a diverse, family-oriented, and happy community for years to come. Adding 442 units is simply untenable for a small, working-class hamlet such as Santa Venetia. The last two open spaces (two ball fields) are slated for high density housing. This is totally uncharacteristic of the surrounding neighbors who live in small, single- family housing. In the February 15th Housing Element Zoom call, with County Staff and Contractors from... who knows where?, we were informed that our Community Plan would need to be updated. Who would do this work? When and how soon would these updates happen? How can the County randomly update our Community Plans that we spent so many resources on. SB-9 and SB-10 are a complete contradiction to our Community Plan that we dedicated years of work and volunteer hours to finally see its adoption. These past summers, we've stayed inside due to smoke and/or triple-digit weather. We used a bucket from our shower to water our indoor and deck plants while our yard withered and died due to restrictions and requirements in place from Marin Water. We worked out evacuation routes to alert residents to escape danger due to our one road in and out of Santa Venetia. I heard chain saws, chippers, and weed whackers almost every day, regardless of the high, fire-danger days. This is due to San Rafael Fire Department notifications and requirements. Also, there is currently a plan in place for creekside residents to have their wooden levees raised two feet to protect the sinking, below-sea-level homes in the flood zone (Zone 7), due to Sea Level Rise. The CDA is currently working on a "Safety Overlay Map" to be completed after the Housing Element site are chosen. Isn't this a case of "putting the cart before the horse"? Due to the location of Santa Venetia, nestled before the ripe, fire-prone area of San Pedro Ridge and the rising Las Gallinas Creek, doesn't this deserve a second look and/or consideration of the over-inflated number of units allotted to our small hamlet. When talking to my neighbors, the 422 units sounds so incredulous, they find it impossible to believe. As a volunteer, seasoned Land Use Member, I can't say I blame them. It's mind-boggling. Please reconsider Santa Venetia's allotted housing site numbers.	Email									X			X	X			
R10 - 200 San Pedro Road (Santa Venetia)	I will reiterate the comments I made at the February 15 Housing Element meeting... I've lived in SV for over 30 years. I've served on the Santa Venetia Neighborhood Association Board of Directors for almost 30 years. Through our neighborhood association, The Santa Venetia Neighborhood Association (SVNA), we try to get the word out so that our residents are aware of upcoming projects and opportunity to comment. We've heard from Santa Venetia residents that they want to protect our quality of life. We are already concerned about the constant fire danger, flooding, Sea Level Rise, ingress and egress, and unsafe evacuation routes. Climate change is a huge concern for us and as well, we have run out of water in Marin County and are under strict mandates, so I can't understand how adding more and more housing units will help. And to restate, 422 units in SV is an increase of almost 25% of the 1,700-1,800 units we currently had, at last count. It's a very shocking number of additional units for us. I grew up in San Rafael. I hate what they've done to the City and have been constantly disappointed with the building choices and what they have given up. I don't want to see that happening in Santa Venetia – more congestion and loss of our green spaces. Affordable housing sounds great on paper, but we never seem to get that promise fulfilled. I've followed projects in San Rafael and for almost every project, the promise is a huge amount of housing with a small portion designated affordable and then after the project passes through the hurdles, the affordable-housing number is adjusted... always downward. I remember previously rules were passed to keep up with the demand of affordable housing, but the goalposts seem to constantly change and that number is lowered. What is the promise that won't happen with this process? Also, I heard them say at that meeting, they were giving schools and churches more flexibility by allowing them to build on parking lots? If that is the case, where will people park? They've already lowered the parking needed for new building in our communities. We already have overblown congestion, car-to-car parking along the road, and lots of red curbs. The idea of reducing parking requirements for new units AND building on parking required for old units is frightening. And finally, I realize this mandate for housing comes from the state. I believe we (my neighbors) are all on the same page when I ask that you push-back against these mandates. These are not only unrealistic for Santa Venetia but for all of Marin, the wonderful county I grew up in.	Email									X	X	X		X	X		X

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R10 - 200 San Pedro Road (Santa Venetia)	Re: Marin County Housing and Safety Elements Update, 2023 – 2031. The Santa Venetia Neighborhood Association (SVNA) is an organization representing the interests of 1,700 – 1,800 households (4,474 residents per the 2019 census figures) who live in Santa Venetia. As an organization, we are dedicated to the enhancement and preservation of the character and quality of life of the Santa Venetia neighborhood. We do our best to represent our community and have an established reputation to be a voice for proper development. And in accordance with our mission statement, we, the Board Members of the SVNA, feel compelled to comment on this issue. We want to ensure that the Marin County Board of Supervisors receives an accurate impression from our community regarding the updated Housing Element and are writing today to summarize feedback we have heard from many of our members. Many residents of Santa Venetia, including members of the SVNA, attended the February 15 Zoom meeting where consultants representing the interests of the housing element initiative presented online tools for community feedback. We find these tools inadequate; rather than serving as an open platform for the BOS to receive realistic community input, they seem designed to provide information to housing element staff as to where to add more housing. The Housing Element recommends 422 additional units for Santa Venetia. There are currently fewer than 1,800 residences in Santa Venetia, so this represents an increase of approximately 25%— far more growth than the neighborhood has seen for at least two decades. This mandate seems utterly siloed from the worsening reality of global warming and climate change, (the existence of which was recognized both in the Countywide Plan and by the Marin County Civil Grand Jury) which is leading to catastrophic weather events such as fires and flooding. The upland parts of Santa Venetia not directly threatened by flooding are part of the Wildland Urban Interface (WUI) and are subject to year-round fire danger. Like all of Marin, we are constrained by drought, and our water supply comes from tanks that are sited in the WUI. We are actively working actively to protect our homes; parts of Santa Venetia are now Firesafe Marin neighborhoods. Road access to Santa Venetia is highly constricted; we have daily traffic congestion that affects both egress and ingress. The remaining undeveloped parts of Santa Venetia include unstable hillsides that recently led to multiple landslides onto our roadway. All of the issues mentioned above are familiar to the Marin County BOS. They are also the same reasons that Santa Venetia has not experienced anything close to 25% growth in decades. There is no way to grow by 25% using market-rate housing on undeveloped parcels without compromising our safety. The Housing Element directly suggests that our personal safety, including safety from climate events, fire, and safe water supply, is secondary to their objectives of housing growth. One type of growth we believe is needed in Marin County is true low-income housing. By this we mean the type of housing that our current typical Santa Venetia resident could afford. We also support the right of residents to add accessory dwelling units (ADU) to their homes. However, it was clear that the Housing Element does not include plans for significant numbers of low-income housing. Instead, it promotes “market rate” housing, which we know means homes that will sell for millions of dollars each. We are effectively being asked to endanger ourselves to serve the interests of developers to sell multi-million- dollar homes to elite buyers from outside of the region. To paraphrase one of our SVNA members, “The County’s first responsibility is for the health and safety of the existing residents of our neighborhood.” We ask you to consider this as you move forward. If the intent of the Housing Element is to bypass CEQA process, as alluded to in the Zoom meeting on Feb. 15th, the existence of culturally sensitive resources, including shell mounds in Oxford Valley, still cannot be ignored. Damaging cultural resources of native peoples in order to comply with Housing Element goals would be inconsistent with Marin County values and our historical respect for our earliest Santa Venetia natives. Oxford Valley, the site of known shell mounds, has been designated for 45 “above moderate income” units. Other areas of Santa Venetia may not yet have been properly surveyed for these resources, and bypassing CEQA would also eliminate their protection. These are just a few of the concerns that we have. The SVNA has encouraged our members to send comment letters as well, citing their concerns about this update. Please include those concerns as concerns of the SVNA	Email					X				X	X			X	X		X
R13 - 26600 State Route 1 (Tomaes)	I would like to suggest an alternative site to the one listed on the east side of Hwy 1 and 1st Street in Tomaes. After living in Tomaes very close to 30 years, I feel the intersection there is already quite impacted due to school traffic approaching both elementary and high school, the district office traffic, our downtown businesses Including bakery, deli, and general store and much weekend tourist traffic mistaking their way to Dillon Beach. I feel one or more of the sites at old high school, or further north of “hub” of town would be more suitable and would not add to the current congestion.	Email				X												
R15 -12785 Sir Francis Drake Boulevard (Inverness)	The proposed development and locations designated for housing in unincorporated West Marin is ill-conceived and inappropriate. This appears to be a numbers game on the part of the County and outside, contracted MIG development agency. The plan lacks consideration for or understanding of natural resources, environmental hazards and the existing community. Communities around Tomaes Bay are watershed areas with drainage into the vulnerable bay, creeks and streams, the salt marshes and wildlife habitats. The site near Vladimir’s restaurant, across from Dixon Marine, is directly across from Tomaes Bay and almost at sea level. This area and the road can flood during a high tide or heavy rain, draining pollution into the bay. Also the proposed building would affect the small downtown of Inverness. West Marin is served by narrow, curving, two lane access roads. For Inverness there is only one road, in or out, a problem during flooding, fires, landslides and general overcrowding on weekends and holidays. These roads frequently need repair when lanes crumble into a creek, hillside or the bay. No freeways please, as was proposed in the 60s. I have lived in Inverness since the 70s. As a single working mother, a teacher, I raised my daughter in Inverness. Over the years I have seen families and friends move away as rentals, cottages and small units were converted to more lucrative Airbnbs and second homes. There are 4 houses around me with 2 units in each. Two are completely unoccupied. Two are rarely used by their absentee owners, leaving each second unit vacant. There are many houses like this in Inverness and far too many BnBs and other short term rentals. An absentee owner might purchase a house, spend an exorbitant amount of money improving it for short term rental or investment. Possible housing is currently available. West Marin already has serious problems related to climate change, as well as overcrowding, road congestion air and noise pollution from cars, sewage and, most obviously, water. Inverness is served by water storage tanks and is already predicted by IPUD to be more of a problem this year than last. Reservoirs dry up and water pipes only move water from one drought ridden area to another. Any development is a threat to our limited water supply. The arbitrary number of proposed building in these unincorporated areas of West Marin ignores the environment, nature and roads. The plan is insensitive to the existing communities and the influence of inappropriate, even hazardous, building.	Email				X					X	X		X	X			

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R18 - 375 Shoreline Highway (Tamalpais)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X			X		X	X	X	X	X	X		
R18 - 375 Shoreline Highway (Tamalpais)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X			X		X	X	X	X	X	X		

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R18 - 375 Shoreline Highway (Tamalpais)	(Comment edited for length) The Tam Design Review Board is charged with focusing on and supporting the provisions of the Tamalpais Area Community Plan (TACP). In addition to laying out a description of the appropriate character of the community, this plan clearly sets forth constraints specifying that environmental hazards must be taken into account in the site selection process. Indeed, this is also crucial for the viability of the adoption of the Housing Element itself. According to step #7 of the Housing Element's Site Identification Process: "Provide in the analysis a general description of any known environmental or other features (e.g., presence of floodplains, protected wetlands, oak tree preserves, very high fire hazard severity zones) that have the potential to impact the development viability of the identified sites..." p. 10. The TACP "places a strong emphasis on protecting the public safety and preserving the natural resources of the community, while still permitting individual property owners to realize reasonable development potentials" (pg. I-3). This balance is more critical today than it was in 1992 when the plan was written, with the risk of chronic flooding, impending sea level rise, and fire in the wildland-urban interface presenting an ever-greater peril to our neighborhoods. Tam Valley, Almonte, Homestead Valley, and Muir Woods Park are already viable and diverse neighborhoods, containing a range of housing from high-end single family residences to affordable apartments. Maintaining this diversity has long been a goal of the community, as expressed in Section I-C of the TACP. Added mixed use development in the Tam Junction area could, with proper planning and infrastructure update, provide needed housing which would have a minimal negative impact and enhance the community. The Housing Element should take a closer look at the potential for rezoning to achieve its goals. For those of lesser wealth to have access to the amenities available in the Tam Area, in particular good schools and proximity to jobs and open space, is a noble and important goal. There are a series of recent State laws that are aimed at helping to solve the housing crisis in California. Unfortunately, in its search for a solution to this crisis the legislature has crafted programs that offer density, height, and FAR incentives to housing developers in return for a very small number of "affordable" units without any appropriations for much needed transportation and infrastructure. There are likely to be many unintended consequences of these housing mandates which will be left to cities and counties to deal with. The most critical of these possible outcomes as they relate to the Tam area is the risk of fire and flooding and the already constricted evacuation routes in the face of such emergencies. Shoreline Highway in Tam Valley is where most of the proposed housing sites for our area lie. It is not hard to imagine the combination of a wildfire threat and high tide event occurring simultaneously, which would bring the evacuation of our entire area to a complete standstill and result in property damage and human fatalities. We further note that steadily increasing traffic impacts on Shoreline Highway from tourism continue to aggravate all these challenging conditions. While we applaud the careful consideration of available sites by MIG, as community volunteers appointed to research and uphold the values of the Tam Plan, we cannot in good conscience support the choice of the sites within our area without: 1) A detailed study of future traffic and its impacts on evacuation through Tam Junction and the Highway 101 on-ramp; 2) A careful analysis of the impact of new, medium or high-density housing on the Bothin Marsh and the risks of chronic flooding; 3) Development of a plan for Highway 1 at Manzanita and along Shoreline Highway to accommodate imminent sea level rise; and 4) Assurances that, if there is no way to avoid selecting housing sites in the Tam Plan area for development, the resulting housing will be protected from speculative investors and the potential to remove these future developments from the long-term rental market. The Tamalpais Area is so vulnerable to climate change disasters that, frankly, unless the housing built has a direct impact on resolving the housing crisis and addressing those most in need, new development will only intensify the crises of both climate risks and affordability. We understand the mandates from the State require you to make some challenging choices in selecting housing sites. In addition to placing questions of safety and environmental stewardship at the top of your agenda, we would like to suggest that you include in the current update of the Countywide Plan some further policies that will help guide County planning in the face of both State mandates and, if and when these mandates are modified, the undesirable results that might emerge. Please see the attached detailed list of policies	Email (See Email Comments Received.PDF, pp. 228-231)					X					X	X		X			X
R18 - 375 Shoreline Highway (Tamalpais)	ATTACHMENT from Tam Design Review Board: Suggested Additional Policies to be Included in the Housing Element: 1. Wildfire Risk: Use mathematical modeling to investigate and predict wildfire risk. Prohibit the building of housing (even ADUs) in fire critical areas. 2. Flood Risk: Prohibit new housing in areas at risk of flooding from storm surge or sea level rise. 3. Bothin Marsh: Require all new development adjacent to Bothin Marsh to supplement and follow the policies that are designed to preserve the marsh. Given the County's recent efforts to restore and preserve the marsh, it makes no sense to select a site adjacent to the marsh for any form of dense development. 4. Evacuations: Require that new housing development along Shoreline Highway trigger a study and redesign of the traffic patterns to ensure that any new housing development in that area will not worsen traffic or increase the threat to life safety during an evacuation. Any assessment of traffic impacts of emergency evacuation should include new housing developments in the City of Mill Valley, as Shoreline Highway is the only exit should East Blithedale become blocked. 5. Short Term Rentals: Eliminate short-term rentals completely, or allow only on-site, owner-occupied properties to have short-term rentals. If someone does not live on-site, then the property is arguably an investment property only, and any claim of the need for that short-term rental income can be disregarded. This would enable ADUs to be counted toward the Housing Element numbers (see item #10). 6. Vacancies: Create a County mandated vacancy tax (as San Francisco is presently considering) to create disincentives for leaving housing units empty. Exemptions could be made for work from home or dwellings under a certain square footage if the homeowner works from home or needs the space for their own dwelling use. This has been documented to establish new housing units and therefore could be counted toward the housing numbers. 7. Speculative Investment: Eliminate corporate ownership of housing of up to 4 units. This will stop speculative over-bidding of properties (which drives up housing costs) and land banking (which is performed to drive up the value for the investors.) This is crucial for market rate units that do not have controls over ownership. If dwelling units are constructed and snatched up by corporate investors, the goal of increasing availability will not be achieved. If the housing crisis is still occurring after another eight years, the next round of RHNA numbers will be even higher, and even more density will be demanded. 8. Promote Affordability: Require that all lot splits and ADUs rent at affordable rates. This would enable ADUs to be counted toward the Housing Element numbers that are required for affordable units, which are the most difficult to achieve (see item #10). The Planning Department should not look at undersized parcels as a hardship that allows for an exemption to exceed the FAR. Instead, it should be taken as a limitation on the lot that will provide a smaller home, which will ultimately result in a diverse range of housing options and levels of affordability. 9. Conversions: Provide incentives to preserve the existing stock of affordable housing and/or promote the conversion of existing market rate housing to affordable housing. Tam Valley in particular has a large number of rental units which have traditionally been at the affordable end of the rental spectrum, and could readily be maintained as such with the necessary incentives. 10. Alternative Measures: Follow the Housing Element guidelines to promote and locate alternative housing sites as per recommended policies #5, 8, and 9 above. These guidelines state that acceptable dwelling unit numbers can be counted through "the availability of ADUs and JADUs for occupancy, rather than used as offices or guest houses." (p. 30) In addition: "Alternative adequate sites: Under limited circumstances, a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units that will be: substantially rehabilitated in a multifamily rental or ownership housing complex of three or more units that are converted from non-affordable to affordable rental; preserved at levels affordable to low – or very low – income households, where the local government has provided those units with committed assistance." (p. 30)	Email					X					X	X		X			X
R18 - 375 Shoreline Highway (Tamalpais)	I am writing to endorse the attached letter from Sustainable TamAlmonte to the Marin County Board of Supervisors and Planning Commission regarding the merits of the proposed Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List. The need for housing our homeless is desperate but building residential space at Tam Junction is just NOT logical. The idea of building along Shoreline/ Highway 1 is very questionable. It is already a populated area with minimal sidewalks and access to needed resources. Thank you for your consideration of the attached letter	Email	X	X	X	X		X			X	X	X	X	X	X		

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R18 - 375 Shoreline Highway (Tamalpais)	We are writing in regard to the sites chosen for possible inclusion into county plans for housing in the Almonte/Tam Valley area of the county. Of the eight sites mentioned in your Balancing Act scenario, five are in a serious flood zone and one is located, not on, but in Richardson's Bay. Your commentary regarding the avoidance of environmental hazards has been completely ignored by whatever staff was used to choose these sites. The properties in the flood zone are 160 Shoreline, assessor's parcel # 052-041-27, 217 Shoreline, 223 Shoreline, and 204 Flamingo Rd. he site which is actually in the bay is 260 Redwood Hwy. Oddly enough, there is one property across the road from 160 Shoreline which is on solid ground. That would be the Muir Woods Lodge, a motel which actually has some open space which could be used for more housing. Why was this property ignored when lesser properties were chosen? Considering that we are familiar with the sites in the Almonte/Tam Valley area but not the rest of the county, it seems very strange that your staff has chosen properties which flood now and will continue to flood even more in the future. We wonder about your motivation in focusing on dangerous and inappropriate land. We also wonder why your staff has chosen properties which are pretty much lumped together in the same area which will further exacerbate the level F traffic problems which occur for us every day. If these sites were chosen to be close to public transportation, we would remind you that there is no viable public transportation in our area. So we would be looking forward to much more daily auto traffic. We are extremely disappointed in the Balancing Act which appears to be a distraction and of no practical value. We wonder how much time and money was wasted on promoting this ridiculous game. We also wonder how many sites in the rest of the county are totally inappropriate but are being promoted as a way to choose our fate which, as you know, is not the case. Surely, the Board of Supervisors can do better than promoting this silly distraction rather than facing what is a serious problem for the future well being of Marin County.	Email				X		X			X							
R18 - 375 Shoreline Highway (Tamalpais)	We oppose new housing in the areas mentioned in Tam Junction due to flooding and traffic and possible fires, can't get out of here now. Tell Scott Wiener and his friends to move on.	Email				X					X			X				
R18 - 375 Shoreline Highway (Tamalpais)	Yesterday afternoon, I had the pleasure of speaking with Ms. Clark about the wisdom (actually, the lack of it) in the choice of potential sites around Tam Junction. Last night, I participated in the "roadshow" and, as a result, I am asking for your help in following up on one matter. During the presentation by Jose Rodriguez, he mentioned that one of the "Guiding Principles" for the BOS is the consideration of "environmental hazards". It doesn't take long to recognize the hazards of sea level rise, a long history of flooding and traffic in our neighborhood, among others. But, in addition, Mr. Rodriguez made an interesting rejoinder to a question about whether certain sites can be included in this study if such sites have been previously reviewed and rejected. He was not too clear but he suggested that the State of California has some "requirements" if a previously rejected site is again brought up for analysis. I asked him to specify (1) which of the four Tam Valley sites have already been considered and rejected, and (2) what are the state's requirements (if any)--that are different or additional--that would apply to such sites. He did not have the information available to answer either question and it didn't appear to me that there would be much of an effort to research those questions and disseminate the answers. Hence, this email. Do you know the answers? If not, would you please put in motion an effort to discover the answers? It may not be dispositive, but then again, it may be important.	Email				X					X	X						
R19 - Tennessee Valley Road (Tamalpais)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways:. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With The Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X		X		X	X	X	X	X	X			

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R19 - Tennessee Valley Road (Tamalpais)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X			X		X	X	X	X	X	X		
R19 - Tennessee Valley Road (Tamalpais)	(Comment edited for length) The Tam Design Review Board is charged with focusing on and supporting the provisions of the Tamalpais Area Community Plan (TACP). In addition to laying out a description of the appropriate character of the community, this plan clearly sets forth constraints specifying that environmental hazards must be taken into account in the site selection process. Indeed, this is also crucial for the viability of the adoption of the Housing Element itself. According to step #7 of the Housing Element's Site Identification Process: "Provide in the analysis a general description of any known environmental or other features (e.g., presence of floodplains, protected wetlands, oak tree preserves, very high fire hazard severity zones) that have the potential to impact the development viability of the identified sites..." p. 10. The TACP "places a strong emphasis on protecting the public safety and preserving the natural resources of the community, while still permitting individual property owners to realize reasonable development potentials" (pg. I-3). This balance is more critical today than it was in 1992 when the plan was written, with the risk of chronic flooding, impending sea level rise, and fire in the wildland-urban interface presenting an ever- greater peril to our neighborhoods. Tam Valley, Almonte, Homestead Valley, and Muir Woods Park are already viable and diverse neighborhoods, containing a range of housing from high-end single family residences to affordable apartments. Maintaining this diversity has long been a goal of the community, as expressed in Section I-C of the TACP. Added mixed use development in the Tam Junction area could, with proper planning and infrastructure update, provide needed housing which would have a minimal negative impact and enhance the community. The Housing Element should take a closer look at the potential for rezoning to achieve its goals. For those of lesser wealth to have access to the amenities available in the Tam Area, in particular good schools and proximity to jobs and open space, is a noble and important goal. There are a series of recent State laws that are aimed at helping to solve the housing crisis in California. Unfortunately, in its search for a solution to this crisis the legislature has crafted programs that offer density, height, and FAR incentives to housing developers in return for a very small number of "affordable" units without any appropriations for much needed transportation and infrastructure. There are likely to be many unintended consequences of these housing mandates which will be left to cities and counties to deal with. The most critical of these possible outcomes as they relate to the Tam area is the risk of fire and flooding and the already constricted evacuation routes in the face of such emergencies. Shoreline Highway in Tam Valley is where most of the proposed housing sites for our area lie. It is not hard to imagine the combination of a wildfire threat and high tide event occurring simultaneously, which would bring the evacuation of our entire area to a complete standstill and result in property damage and human fatalities. We further note that steadily increasing traffic impacts on Shoreline Highway from tourism continue to aggravate all these challenging conditions. While we applaud the careful consideration of available sites by MIG, as community volunteers appointed to research and uphold the values of the Tam Plan, we cannot in good conscience support the choice of the sites within our area without: 1) A detailed study of future traffic and its impacts on evacuation through Tam Junction and the Highway 101 on-ramp; 2) A careful analysis of the impact of new, medium or high-density housing on the Bothin Marsh and the risks of chronic flooding; 3) Development of a plan for Highway 1 at Manzanita and along Shoreline Highway to accommodate imminent sea level rise; and 4) Assurances that, if there is no way to avoid selecting housing sites in the Tam Plan area for development, the resulting housing will be protected from speculative investors and the potential to remove these future developments from the long-term rental market. The Tamalpais Area is so vulnerable to climate change disasters that, frankly, unless the housing built has a direct impact on resolving the housing crisis and addressing those most in need, new development will only intensify the crises of both climate risks and affordability. We understand the mandates from the State require you to make some challenging choices in selecting housing sites. In addition to placing questions of safety and environmental stewardship at the top of your agenda, we would like to suggest that you include in the current update of the Countywide Plan some further policies that will help guide County planning in the face of both State mandates and, if and when these mandates are modified, the undesirable results that might emerge. Please see the attached detailed list of policies	Email (See Email Comments Received.PDF, pp. 228-231)				X					X	X		X			X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R19 - Tennessee Valley Road (Tamalpais)	ATTACHMENT from Tam Design Review Board: Suggested Additional Policies to be Included in the Housing Element: 1. Wildfire Risk: Use mathematical modeling to investigate and predict wildfire risk. Prohibit the building of housing (even ADUs) in fire critical areas. 2. Flood Risk: Prohibit new housing in areas at risk of flooding from storm surge or sea level rise. 3. Bothin Marsh: Require all new development adjacent to Bothin Marsh to supplement and follow the policies that are designed to preserve the marsh. Given the County's recent efforts to restore and preserve the marsh, it makes no sense to select a site adjacent to the marsh for any form of dense development. 4. Evacuations: Require that new housing development along Shoreline Highway trigger a study and redesign of the traffic patterns to ensure that any new housing development in that area will not worsen traffic or increase the threat to life safety during an evacuation. Any assessment of traffic impacts of emergency evacuation should include new housing developments in the City of Mill Valley, as Shoreline Highway is the only exit should East Blithedale become blocked. 5. Short Term Rentals: Eliminate short-term rentals completely, or allow only on-site, owner-occupied properties to have short-term rentals. If someone does not live on-site, then the property is arguably an investment property only, and any claim of the need for that short-term rental income can be disregarded. This would enable ADUs to be counted toward the Housing Element numbers (see item #10). 6. Vacancies: Create a County mandated vacancy tax (as San Francisco is presently considering) to create disincentives for leaving housing units empty. Exemptions could be made for work from home or dwellings under a certain square footage if the homeowner works from home or needs the space for their own dwelling use. This has been documented to establish new housing units and therefore could be counted toward the housing numbers. 7. Speculative Investment: Eliminate corporate ownership of housing of up to 4 units. This will stop speculative over-bidding of properties (which drives up housing costs) and land banking (which is performed to drive up the value for the investors.) This is crucial for market rate units that do not have controls over ownership. If dwelling units are constructed and snatched up by corporate investors, the goal of increasing availability will not be achieved. If the housing crisis is still occurring after another eight years, the next round of RHNA numbers will be even higher, and even more density will be demanded. 8. Promote Affordability: Require that all lot splits and ADUs rent at affordable rates. This would enable ADUs to be counted toward the Housing Element numbers that are required for affordable units, which are the most difficult to achieve (see item #10). The Planning Department should not look at undersized parcels as a hardship that allows for an exemption to exceed the FAR. Instead, it should be taken as a limitation on the lot that will provide a smaller home, which will ultimately result in a diverse range of housing options and levels of affordability. 9. Conversions: Provide incentives to preserve the existing stock of affordable housing and/or promote the conversion of existing market rate housing to affordable housing. Tam Valley in particular has a large number of rental units which have traditionally been at the affordable end of the rental spectrum, and could readily be maintained as such with the necessary incentives. 10. Alternative Measures: Follow the Housing Element guidelines to promote and locate alternative housing sites as per recommended policies #5, 8, and 9 above. These guidelines state that acceptable dwelling unit numbers can be counted through "the availability of ADUs and JADUs for occupancy, rather than used as offices or guest houses." (p. 30) In addition: "Alternative adequate sites: Under limited circumstances, a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units that will be: substantially rehabilitated in a multifamily rental or ownership housing complex of three or more units that are converted from non-affordable to affordable rental; preserved at levels affordable to low – or very low – income households, where the local government has provided those units with committed assistance." (p. 30)	Email					X					X	X		X		X	
R19 - Tennessee Valley Road (Tamalpais)	I am writing to endorse the attached letter from Sustainable TamAlmonte to the Marin County Board of Supervisors and Planning Commission regarding the merits of the proposed Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List. The need for housing our homeless is desperate but building residential space at Tam Junction is just NOT logical. The idea of building along Shoreline/ Highway 1 is very questionable. It is already a populated area with minimal sidewalks and access to needed resources. Thank you for your consideration of the attached letter	Email	X	X	X	X		X		X	X	X	X	X	X	X		
R19 - Tennessee Valley Road (Tamalpais)	We oppose new housing in the areas mentioned in Tam Junction due to flooding and traffic and possible fires, can't get out of here now. Tell Scott Wiener and his friends to move on.	Email				X					X			X				
R19 - Tennessee Valley Road (Tamalpais)	Yesterday afternoon, I had the pleasure of speaking with Ms. Clark about the wisdom (actually, the lack of it) in the choice of potential sites around Tam Junction. Last night, I participated in the "roadshow" and, as a result, I am asking for your help in following up on one matter. During the presentation by Jose Rodriguez, he mentioned that one of the "Guiding Principles" for the BOS is the consideration of "environmental hazards". It doesn't take long to recognize the hazards of sea level rise, a long history of flooding and traffic in our neighborhood, among others. But, in addition, Mr. Rodriguez made an interesting rejoinder to a question about whether certain sites can be included in this study if such sites have been previously reviewed and rejected. He was not too clear but he suggested that the State of California has some "requirements" if a previously rejected site is again brought up for analysis. I asked him to specify (1) which of the four Tam Valley sites have already been considered and rejected, and (2) what are the state's requirements (if any)--that are different or additional--that would apply to such sites. He did not have the information available to answer either question and it didn't appear to me that there would be much of an effort to research those questions and disseminate the answers. Hence, this email. Do you know the answers? If not, would you please put in motion an effort to discover the answers? It may not be dispositive, but then again, it may be important.	Email				X					X	X						
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	I am writing to request that Strawberry site R2 be removed from potential sites for high density housing. This site is not appropriate for high density housing. The Eagle Rock neighborhood already has traffic problems, and adding units will exacerbate those issues. This particular site is in an inaccessible extreme slope. Adding high density housing to this site will also destroy the family neighborhood surrounded by open space. Please consider repurposing more urban locations instead of paving over natural landscape.	Email				X						X						
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	I live on Eagle Rock Rd. It is already congested. Traffic conditions on Tiburon Blvd at most times make it difficult to enter the Eagle Rock area. At the proposed location there is a 4 way intersection, providing access to a gas station, a multi tenant commercial building, access to N. Knoll with section 8 housing (which is very busy) and the residents and providers to my neighbors and me. The proposed site is on a steep hillside making it difficult to build. There is a bus stop at the base where N. Knoll empties onto Tiburon Blvd. This may be good for your concerns, but every day there are cars parked on lower Eagle Rock Rd. using free parking to access the bus service, many use it for longer term parking when traveling out of the area. Building more units on your proposed site will increase street parking. It always does. Your proposal will increase foot traffic crossing 4 lane Tiburon Blvd. We see pedestrians, daily, risking their lives crossing to go to Strawberry Shopping Center. Sure, there is a pedestrian crossing lane, but with the traffic they are not always visible to drivers. It's a scary operation trying to cross. The traffic entering onto Tiburon Blvd. from Hwy 101 is already congested. Then add the traffic coming up from Strawberry Shopping Center. Certain times of the day you already have to wait for more than one light to get through. It seems that California fire seasons are getting longer and more intense. We could have a real discussion on that, but that is the reality today. We are located down hill from large open spaces. Our evacuation points are in Strawberry and with massive traffic also evacuating from points toward Tiburon, it could be a real disaster. Development on this plot is not a good idea.	Email				X	X		X			X		X				
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	Please start paying attention to the organizing activities of NIMBY -- Marin Against Density an anti-housing group because they are already fighting future development. . 47 N Knoll Road where Kruger Pines Retirement home in Strawberry is located is about in the middle of this NOT COUNTY MAINTAINED Road. The part closest to where Eagle Roc and Bay Vista is in the 20s and the part closest to 70 N Knoll Road where the vacant lot is, is at the other side and Kruger Pines is in the middle. If this gets the green light for development then trucks for construction will be really destroying the road and it will take several years to get things completed too so please work on getting this road designation changed into county maintained road as part of the approval of the land development and have the whole road redone /paved when the development is completed. . I would love to see another senior/disabled housing development be built on this land along with workforce housing for teachers and first responders too. It would be wonderful to have this parcel developed to house more seniors born 1946-1964 and to have N Knoll Road become MAINTAINED as a county maintained road too because of all the potholes that are in the road now. I would like to submit this email letter to show my support for 70 N Knoll Road to be developed into affordable housing in the extremely low income, very low income, range of seniors 62+ who are falling into homelessness all the time now with greater frequency due to how low their social security is compared to what the rental rates are in Marin County. The teachers and first responders need housing too so please build housing for them also. 70 N Knoll Rd, Mill Valley, CA 94941 Zillow: The vacant lot last sold on 2016-10-18 for \$11,60000, with a recorded lot size of 6.12 acres	Email															X	X

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	So evidently this vacant lot is being considered for building housing and NIMBY is already out against it ! Please start paying attention to the organizing activities of NIMBY -- Marin Against Density an anti-housing group because they are already fighting future development. .47 N Knoll Road where Kruger Pines Retirement home in Strawberry is located is about in the middle of this NOT COUNTY MAINTAINED Road. The part closest to where Eagle Roc and Bay Vista is in the 20s and the part closest to 70 N Knoll Road where the vacant lot is, is at the other side and Kruger Pines is in the middle. If this gets the green light for development then trucks for construction will be really destroying the road and it will take several years to get things completed too so please work on getting this road designation changed into county maintained road as part of the approval of the land development and have the whole road redone /paved when the development is completed. . I would love to see another senior/disabled housing development be built on this land along with workforce housing for teachers and first responders too. It would be wonderful to have this parcel developed to house more seniors born 1946-1964 and to have N Knoll Road become MAINTAINED as a county maintained road too because of all the potholes that are in the road now. I would like to submit this email letter to show my support for 70 N Knoll Road to be developed into affordable housing in the extremely low income, very low income, range of seniors 62+ who are falling into homelessness all the time now with greater frequency due to how low their social security is compared to what the rental rates are in Marin County. The teachers and first responders need housing too so please build housing for them also. 70 N Knoll Rd, Mill Valley, CA 94941 Zillow: The vacant lot last sold on 2016-10-18 for \$11,60000, with a recorded lot size of 6.12 acres	Email															X	X
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	The access to the Eagle Rock Road area is already very difficult. The narrow street, especially on the lower exit side, is concerning should there be more development in the area. All it takes is one truck to completely block the exit path from this area. I am already concerned about getting out safely should a fire happen in this area which has high fire potential. With the steep hill median strip (that is constantly slipping in rain storms) there is nowhere to widen the road. These steep hillsides are not a good location for additional housing, especially multi-tenant housing. The current traffic backing up at the Tiburon Blvd/Blithedale exit is already a problem. Additional traffic at this location is not a good idea. Please remove sites R2 and R7.	Email				X				X				X				
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	The access to the Eagle Rock Road area is already very difficult. The narrow street, especially on the lower exit side, is concerning should there be more development in the area. All it takes is one truck to completely block the exit path from this area. I am already concerned about getting out safely should a fire happen in this area which has high fire potential. With the steep hill median strip (that is constantly slipping in rain storms) there is nowhere to widen the road. These steep hillsides are not a good location for additional housing, especially multi-tenant housing. The current traffic backing up at the Tiburon Blvd/Blithedale exit is already a problem. Additional traffic at this location is not a good idea. Please remove sites R2 and R7.	Email				X				X				X				
R20 - 260 Redwood Highway Frontage Road (Almonte)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways:. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X		X		X	X	X	X	X	X			

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R20 - 260 Redwood Highway Frontage Road (Almonte)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways:. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X			X		X	X	X	X	X	X		
R20 - 260 Redwood Highway Frontage Road (Almonte)	(Comment edited for length) The Tam Design Review Board is charged with focusing on and supporting the provisions of the Tamalpais Area Community Plan (TACP). In addition to laying out a description of the appropriate character of the community, this plan clearly sets forth constraints specifying that environmental hazards must be taken into account in the site selection process. Indeed, this is also crucial for the viability of the adoption of the Housing Element itself. According to step #7 of the Housing Element's Site Identification Process: "Provide in the analysis a general description of any known environmental or other features (e.g., presence of floodplains, protected wetlands, oak tree preserves, very high fire hazard severity zones) that have the potential to impact the development viability of the identified sites..." p. 10. The TACP "places a strong emphasis on protecting the public safety and preserving the natural resources of the community, while still permitting individual property owners to realize reasonable development potentials" (pg. I-3). This balance is more critical today than it was in 1992 when the plan was written, with the risk of chronic flooding, impending sea level rise, and fire in the wildland-urban interface presenting an ever- greater peril to our neighborhoods. Tam Valley, Almonte, Homestead Valley, and Muir Woods Park are already viable and diverse neighborhoods, containing a range of housing from high-end single family residences to affordable apartments. Maintaining this diversity has long been a goal of the community, as expressed in Section I-C of the TACP. Added mixed use development in the Tam Junction area could, with proper planning and infrastructure update, provide needed housing which would have a minimal negative impact and enhance the community. The Housing Element should take a closer look at the potential for rezoning to achieve its goals. For those of lesser wealth to have access to the amenities available in the Tam Area, in particular good schools and proximity to jobs and open space, is a noble and important goal. There are a series of recent State laws that are aimed at helping to solve the housing crisis in California. Unfortunately, in its search for a solution to this crisis the legislature has crafted programs that offer density, height, and FAR incentives to housing developers in return for a very small number of "affordable" units without any appropriations for much needed transportation and infrastructure. There are likely to be many unintended consequences of these housing mandates which will be left to cities and counties to deal with. The most critical of these possible outcomes as they relate to the Tam area is the risk of fire and flooding and the already constricted evacuation routes in the face of such emergencies. Shoreline Highway in Tam Valley is where most of the proposed housing sites for our area lie. It is not hard to imagine the combination of a wildfire threat and high tide event occurring simultaneously, which would bring the evacuation of our entire area to a complete standstill and result in property damage and human fatalities. We further note that steadily increasing traffic impacts on Shoreline Highway from tourism continue to aggravate all these challenging conditions. While we applaud the careful consideration of available sites by MIG, as community volunteers appointed to research and uphold the values of the Tam Plan, we cannot in good conscience support the choice of the sites within our area without: 1) A detailed study of future traffic and its impacts on evacuation through Tam Junction and the Highway 101 on-ramp; 2) A careful analysis of the impact of new, medium or high-density housing on the Bothin Marsh and the risks of chronic flooding; 3) Development of a plan for Highway 1 at Manzanita and along Shoreline Highway to accommodate imminent sea level rise; and 4) Assurances that, if there is no way to avoid selecting housing sites in the Tam Plan area for development, the resulting housing will be protected from speculative investors and the potential to remove these future developments from the long-term rental market. The Tamalpais Area is so vulnerable to climate change disasters that, frankly, unless the housing built has a direct impact on resolving the housing crisis and addressing those most in need, new development will only intensify the crises of both climate risks and affordability. We understand the mandates from the State require you to make some challenging choices in selecting housing sites. In addition to placing questions of safety and environmental stewardship at the top of your agenda, we would like to suggest that you include in the current update of the Countywide Plan some further policies that will help guide County planning in the face of both State mandates and, if and when these mandates are modified, the undesirable results that might emerge. Please see the attached detailed list of policies	Email (See Email Comments Received.PDF, pp. 228-231)				X					X	X		X			X	
R20 - 260 Redwood Highway Frontage Road (Almonte)	As a concerned Mill Valley resident, I am writing to endorse TamAlmonte's letter to you re. the merits of Tam Valley, Almonte, & Manzanita Draft Candidate Housing Sites. Please think very carefully about sites, due to concerns about flooding, traffic and at times extreme fore danger with needed evacuation routes.	Email				X					X			X				
R20 - 260 Redwood Highway Frontage Road (Almonte)	As a concerned Mill Valley resident, I am writing to endorse TamAlmonte's letter to you re. the merits of Tam Valley, Almonte, & Manzanita Draft Candidate Housing Sites. Please think very carefully about sites, due to concerns about flooding, traffic and at times extreme fore danger with needed evacuation routes.	Email				X					X			X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R20 - 260 Redwood Highway Frontage Road (Almonte)	ATTACHMENT from Tam Design Review Board: Suggested Additional Policies to be Included in the Housing Element: 1. Wildfire Risk: Use mathematical modeling to investigate and predict wildfire risk. Prohibit the building of housing (even ADUs) in fire critical areas. 2. Flood Risk: Prohibit new housing in areas at risk of flooding from storm surge or sea level rise. 3. Bothin Marsh: Require all new development adjacent to Bothin Marsh to supplement and follow the policies that are designed to preserve the marsh. Given the County's recent efforts to restore and preserve the marsh, it makes no sense to select a site adjacent to the marsh for any form of dense development. 4. Evacuations: Require that new housing development along Shoreline Highway trigger a study and redesign of the traffic patterns to ensure that any new housing development in that area will not worsen traffic or increase the threat to life safety during an evacuation. Any assessment of traffic impacts of emergency evacuation should include new housing developments in the City of Mill Valley, as Shoreline Highway is the only exit should East Blithedale become blocked. 5. Short Term Rentals: Eliminate short-term rentals completely, or allow only on-site, owner-occupied properties to have short-term rentals. If someone does not live on-site, then the property is arguably an investment property only, and any claim of the need for that short-term rental income can be disregarded. This would enable ADUs to be counted toward the Housing Element numbers (see item #10). 6. Vacancies: Create a County mandated vacancy tax (as San Francisco is presently considering) to create disincentives for leaving housing units empty. Exemptions could be made for work from home or dwellings under a certain square footage if the homeowner works from home or needs the space for their own dwelling use. This has been documented to establish new housing units and therefore could be counted toward the housing numbers. 7. Speculative Investment: Eliminate corporate ownership of housing of up to 4 units. This will stop speculative over-bidding of properties (which drives up housing costs) and land banking (which is performed to drive up the value for the investors.) This is crucial for market rate units that do not have controls over ownership. If dwelling units are constructed and snatched up by corporate investors, the goal of increasing availability will not be achieved. If the housing crisis is still occurring after another eight years, the next round of RHNA numbers will be even higher, and even more density will be demanded. 8. Promote Affordability: Require that all lot splits and ADUs rent at affordable rates. This would enable ADUs to be counted toward the Housing Element numbers that are required for affordable units, which are the most difficult to achieve (see item #10). The Planning Department should not look at undersized parcels as a hardship that allows for an exemption to exceed the FAR. Instead, it should be taken as a limitation on the lot that will provide a smaller home, which will ultimately result in a diverse range of housing options and levels of affordability. 9. Conversions: Provide incentives to preserve the existing stock of affordable housing and/or promote the conversion of existing market rate housing to affordable housing. Tam Valley in particular has a large number of rental units which have traditionally been at the affordable end of the rental spectrum, and could readily be maintained as such with the necessary incentives. 10. Alternative Measures: Follow the Housing Element guidelines to promote and locate alternative housing sites as per recommended policies #5, 8, and 9 above. These guidelines state that acceptable dwelling unit numbers can be counted through "the availability of ADUs and JADUs for occupancy, rather than used as offices or guest houses." (p. 30) In addition: "Alternative adequate sites: Under limited circumstances, a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units that will be: substantially rehabilitated in a multifamily rental or ownership housing complex of three or more units that are converted from non-affordable to affordable rental; preserved at levels affordable to low – or very low – income households, where the local government has provided those units with committed assistance." (p. 30)	Email					X					X	X		X		X	
R20 - 260 Redwood Highway Frontage Road (Almonte)	ATTACHMENT from Tam Design Review Board: Suggested Additional Policies to be Included in the Housing Element: 1. Wildfire Risk: Use mathematical modeling to investigate and predict wildfire risk. Prohibit the building of housing (even ADUs) in fire critical areas. 2. Flood Risk: Prohibit new housing in areas at risk of flooding from storm surge or sea level rise. 3. Bothin Marsh: Require all new development adjacent to Bothin Marsh to supplement and follow the policies that are designed to preserve the marsh. Given the County's recent efforts to restore and preserve the marsh, it makes no sense to select a site adjacent to the marsh for any form of dense development. 4. Evacuations: Require that new housing development along Shoreline Highway trigger a study and redesign of the traffic patterns to ensure that any new housing development in that area will not worsen traffic or increase the threat to life safety during an evacuation. Any assessment of traffic impacts of emergency evacuation should include new housing developments in the City of Mill Valley, as Shoreline Highway is the only exit should East Blithedale become blocked. 5. Short Term Rentals: Eliminate short-term rentals completely, or allow only on-site, owner-occupied properties to have short-term rentals. If someone does not live on-site, then the property is arguably an investment property only, and any claim of the need for that short-term rental income can be disregarded. This would enable ADUs to be counted toward the Housing Element numbers (see item #10). 6. Vacancies: Create a County mandated vacancy tax (as San Francisco is presently considering) to create disincentives for leaving housing units empty. Exemptions could be made for work from home or dwellings under a certain square footage if the homeowner works from home or needs the space for their own dwelling use. This has been documented to establish new housing units and therefore could be counted toward the housing numbers. 7. Speculative Investment: Eliminate corporate ownership of housing of up to 4 units. This will stop speculative over-bidding of properties (which drives up housing costs) and land banking (which is performed to drive up the value for the investors.) This is crucial for market rate units that do not have controls over ownership. If dwelling units are constructed and snatched up by corporate investors, the goal of increasing availability will not be achieved. If the housing crisis is still occurring after another eight years, the next round of RHNA numbers will be even higher, and even more density will be demanded. 8. Promote Affordability: Require that all lot splits and ADUs rent at affordable rates. This would enable ADUs to be counted toward the Housing Element numbers that are required for affordable units, which are the most difficult to achieve (see item #10). The Planning Department should not look at undersized parcels as a hardship that allows for an exemption to exceed the FAR. Instead, it should be taken as a limitation on the lot that will provide a smaller home, which will ultimately result in a diverse range of housing options and levels of affordability. 9. Conversions: Provide incentives to preserve the existing stock of affordable housing and/or promote the conversion of existing market rate housing to affordable housing. Tam Valley in particular has a large number of rental units which have traditionally been at the affordable end of the rental spectrum, and could readily be maintained as such with the necessary incentives. 10. Alternative Measures: Follow the Housing Element guidelines to promote and locate alternative housing sites as per recommended policies #5, 8, and 9 above. These guidelines state that acceptable dwelling unit numbers can be counted through "the availability of ADUs and JADUs for occupancy, rather than used as offices or guest houses." (p. 30) In addition: "Alternative adequate sites: Under limited circumstances, a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units that will be: substantially rehabilitated in a multifamily rental or ownership housing complex of three or more units that are converted from non-affordable to affordable rental; preserved at levels affordable to low – or very low – income households, where the local government has provided those units with committed assistance." (p. 30)	Email					X					X	X		X		X	
R20 - 260 Redwood Highway Frontage Road (Almonte)	I am writing to endorse the attached letter from Sustainable TamAlmonte to the Marin County Board of Supervisors and Planning Commission regarding the merits of the proposed Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List. The need for housing our homeless is desperate but building residential space at Tam Junction is just NOT logical. The idea of building along Shoreline/ Highway 1 is very questionable. It is already a populated area with minimal sidewalks and access to needed resources. Thank you for your consideration of the attached letter	Email	X	X	X	X		X		X	X	X	X	X	X	X		
R20 - 260 Redwood Highway Frontage Road (Almonte)	The information lists only 1 Parcel, which is wrong - there are 3. It lists only 36 possible Housing units, which is wrong - it should be 36 units for Workforce or Senior units and 73 Hotel rooms, which is what the Tam Valley community Plan calls for on the larger Parcel. This site is located in the Manzanita area, not Almonte.	Email	X														X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R21 - 204 Flamingo Road (Tamalpais)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X			X		X	X	X	X	X	X		
R21 - 204 Flamingo Road (Tamalpais)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X			X		X	X	X	X	X	X		

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R21 - 204 Flamingo Road (Tamalpais)	(Comment edited for length) The Tam Design Review Board is charged with focusing on and supporting the provisions of the Tamalpais Area Community Plan (TACP). In addition to laying out a description of the appropriate character of the community, this plan clearly sets forth constraints specifying that environmental hazards must be taken into account in the site selection process. Indeed, this is also crucial for the viability of the adoption of the Housing Element itself. According to step #7 of the Housing Element's Site Identification Process: "Provide in the analysis a general description of any known environmental or other features (e.g., presence of floodplains, protected wetlands, oak tree preserves, very high fire hazard severity zones) that have the potential to impact the development viability of the identified sites..." p. 10. The TACP "places a strong emphasis on protecting the public safety and preserving the natural resources of the community, while still permitting individual property owners to realize reasonable development potentials" (pg. I-3). This balance is more critical today than it was in 1992 when the plan was written, with the risk of chronic flooding, impending sea level rise, and fire in the wildland-urban interface presenting an ever-greater peril to our neighborhoods. Tam Valley, Almonte, Homestead Valley, and Muir Woods Park are already viable and diverse neighborhoods, containing a range of housing from high-end single family residences to affordable apartments. Maintaining this diversity has long been a goal of the community, as expressed in Section I-C of the TACP. Added mixed use development in the Tam Junction area could, with proper planning and infrastructure update, provide needed housing which would have a minimal negative impact and enhance the community. The Housing Element should take a closer look at the potential for rezoning to achieve its goals. For those of lesser wealth to have access to the amenities available in the Tam Area, in particular good schools and proximity to jobs and open space, is a noble and important goal. There are a series of recent State laws that are aimed at helping to solve the housing crisis in California. Unfortunately, in its search for a solution to this crisis the legislature has crafted programs that offer density, height, and FAR incentives to housing developers in return for a very small number of "affordable" units without any appropriations for much needed transportation and infrastructure. There are likely to be many unintended consequences of these housing mandates which will be left to cities and counties to deal with. The most critical of these possible outcomes as they relate to the Tam area is the risk of fire and flooding and the already constricted evacuation routes in the face of such emergencies. Shoreline Highway in Tam Valley is where most of the proposed housing sites for our area lie. It is not hard to imagine the combination of a wildfire threat and high tide event occurring simultaneously, which would bring the evacuation of our entire area to a complete standstill and result in property damage and human fatalities. We further note that steadily increasing traffic impacts on Shoreline Highway from tourism continue to aggravate all these challenging conditions. While we applaud the careful consideration of available sites by MIG, as community volunteers appointed to research and uphold the values of the Tam Plan, we cannot in good conscience support the choice of the sites within our area without: 1) A detailed study of future traffic and its impacts on evacuation through Tam Junction and the Highway 101 on-ramp; 2) A careful analysis of the impact of new, medium or high-density housing on the Bothin Marsh and the risks of chronic flooding; 3) Development of a plan for Highway 1 at Manzanita and along Shoreline Highway to accommodate imminent sea level rise; and 4) Assurances that, if there is no way to avoid selecting housing sites in the Tam Plan area for development, the resulting housing will be protected from speculative investors and the potential to remove these future developments from the long-term rental market. The Tamalpais Area is so vulnerable to climate change disasters that, frankly, unless the housing built has a direct impact on resolving the housing crisis and addressing those most in need, new development will only intensify the crises of both climate risks and affordability. We understand the mandates from the State require you to make some challenging choices in selecting housing sites. In addition to placing questions of safety and environmental stewardship at the top of your agenda, we would like to suggest that you include in the current update of the Countywide Plan some further policies that will help guide County planning in the face of both State mandates and, if and when these mandates are modified, the undesirable results that might emerge. Please see the attached detailed list of policies	Email (See Email Comments Received.PDF, pp. 228-231)					X					X	X		X			X
R21 - 204 Flamingo Road (Tamalpais)	I am writing to endorse the attached letter from Sustainable TamAlmonte to the Marin County Board of Supervisors and Planning Commission regarding the merits of the proposed Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List. The need for housing our homeless is desperate but building residential space at Tam Junction is just NOT logical. The idea of building along Shoreline/ Highway 1 is very questionable. It is already a populated area with minimal sidewalks and access to needed resources. Thank you for your consideration of the attached letter	Email	X	X	X	X		X		X	X	X	X	X	X	X		
R21 - 204 Flamingo Road (Tamalpais)	We are writing in regard to the sites chosen for possible inclusion into county plans for housing in the Almonte/Tam Valley area of the county. Of the eight sites mentioned in your Balancing Act scenario, five are in a serious flood zone and one is located, not on, but in Richardson's Bay. Your commentary regarding the avoidance of environmental hazards has been completely ignored by whatever staff was used to choose these sites. The properties in the flood zone are 160 Shoreline, assessor's parcel # 052-041-27, 217 Shoreline, 223 Shoreline, and 204 Flamingo Rd. the site which is actually in the bay is 260 Redwood Hwy. Oddly enough, there is one property across the road from 160 Shoreline which is on solid ground. That would be the Muir Woods Lodge, a motel which actually has some open space which could be used for more housing. Why was this property ignored when lesser properties were chosen? Considering that we are familiar with the sites in the Almonte/Tam Valley area but not the rest of the county, it seems very strange that your staff has chosen properties which flood now and will continue to flood even more in the future. We wonder about your motivation in focusing on dangerous and inappropriate land. We also wonder why your staff has chosen properties which are pretty much lumped together in the same area which will further exacerbate the level F traffic problems which occur for us every day. If these sites were chosen to be close to public transportation, we would remind you that there is no viable public transportation in our area. So we would be looking forward to much more daily auto traffic. We are extremely disappointed in the Balancing Act which appears to be a distraction and of no practical value. We wonder how much time and money was wasted on promoting this ridiculous game. We also wonder how many sites in the rest of the county are totally inappropriate but are being promoted as a way to choose our fate which, as you know, is not the case. Surely, the Board of Supervisors can do better than promoting this silly distraction rather than facing what is a serious problem for the future well being of Marin County.	Email				X		X			X							
R21 - 204 Flamingo Road (Tamalpais)	We oppose new housing in the areas mentioned in Tam Junction due to flooding and traffic and possible fires, can't get out of here now. Tell Scott Wiener and his friends to move on.	Email				X					X			X				
R21 - 204 Flamingo Road (Tamalpais)	Yesterday afternoon, I had the pleasure of speaking with Ms. Clark about the wisdom (actually, the lack of it) in the choice of potential sites around Tam Junction. Last night, I participated in the "roadshow" and, as a result, I am asking for your help in following up on one matter. During the presentation by Jose Rodriguez, he mentioned that one of the "Guiding Principles" for the BOS is the consideration of "environmental hazards". It doesn't take long to recognize the hazards of sea level rise, a long history of flooding and traffic in our neighborhood, among others. But, in addition, Mr. Rodriguez made an interesting rejoinder to a question about whether certain sites can be included in this study if such sites have been previously reviewed and rejected. He was not too clear but he suggested that the State of California has some "requirements" if a previously rejected site is again brought up for analysis. I asked him to specify (1) which of the four Tam Valley sites have already been considered and rejected, and (2) what are the state's requirements (if any)--that are different or additional--that would apply to such sites. He did not have the information available to answer either question and it didn't appear to me that there would be much of an effort to research those questions and disseminate the answers. Hence, this email. Do you know the answers? If not, would you please put in motion an effort to discover the answers? It may not be dispositive, but then again, it may be important.	Email				X					X	X						
R3 - 275 Olive Avenue (Blackpoint)	I wanted to share concerns about a proposed housing element on the corner of Olive avenue and Atherton (275 Olive Ave, currently a nursery). That site is a wet meadow and not an appropriate building location for a development of 50 homes. It is already subject to frequent flooding, is essentially sitting on top of a wetland nature preserve, and is basically at sea level. If you walk out there today, it is mostly under water. The inevitable sea level rise that will impact that spot makes it, and any other sites at that elevation, inappropriate for further development. Is it alright to ask why this parcel is being considered when these conditions are well known?	Email	X							X	X	X						
R3 - 275 Olive Avenue (Blackpoint)	The consideration of this site (275 Olive Avenue) raises a concern that other similarly inappropriate sites may also be up for consideration in other parts of Marin. Would it be possible to get a list of any sites that are within 500 feet of a wetland? I studied wetland habitat restoration planning in graduate school, and was under the impression that CEQA/CWA sect 404 prevented projects from being built on top of or close to wetlands.	Email										X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R5 - 299 Olive Avenue (Blackpoint)	I am just finding out about the rezoning proposal along the Atherton corridor in Novato, and since I missed the meeting, I am writing to express my deepest concern as well as how much I am against this proposal. I live at the end of Olive Avenue, close to Atherton Ave, and have for almost 40 years. I have watched the impact just a few additional homes have had in this area. I am tremendously concerned about the wildlife, and how this proposal would jeopardize their well being. It would greatly impact their ability to access food and water. More homes means more traffic, which means more animals in danger of being struck by cars. There is already too much traffic for this corridor, and I am referring to Olive Avenue as well as Atherton Avenue. These areas cannot handle more housing! Please reconsider this proposal and keep the wildlife and our open spaces preserved.	Email				X				X		X						
R5 - 299 Olive Avenue (Blackpoint)	I am writing to express my opinion on the potential construction of hundreds of new housing units along the Atherton Avenue corridor to meet the county's state-mandated housing quotas. I urge you to redirect new high-density housing to more appropriate areas with better access and infrastructure and with less adverse impacts on wildlife and existing residents: It is not sensible to add large new sources of traffic congestion directly onto Atherton Avenue, the only conduit for evacuation from surrounding neighborhoods during fire emergencies. The proposed development will impact a rich and diverse wildlife population in the area, beyond just the destruction of habitat in the footprints of new construction. Increases in road traffic, noise, and other human activity will invariably take a toll. Foxes, opossums, and raccoons regularly transit my yard at night (I live off of Atherton Ave) and the semi-rural neighborhood environment also supports deer, wild turkeys, hawks, quail, squirrels, owls, turkey vultures and other animals. These populations are assets to the natural environment of Marin County and are all sensitive to human encroachment. The potential housing development is grossly uncharacteristic of the adjacent neighborhoods in terms of density and appearance. The proposed housing locations do not have walk-to shopping and other services, which I believe should be a top priority for siting new high-density housing. The Atherton corridor is a narrow strip with very limited road access: One way in from the west; one way in from the east, and one secondary access (Olive Ave) from the south. This situation is a natural consequence of the geographic boundaries along the corridor. Loading up this narrow space with more traffic, more parking needs, more water requirements, and more sewer infrastructure – when other options exist – does not make sense.	Email		X	X	X				X		X		X	X			
R7 - Eagle Rock Road (Strawberry)	I live on Eagle Rock Rd. It is already congested. Traffic conditions on Tiburon Blvd at most times make it difficult to enter the Eagle Rock area. At the proposed location there is a 4 way intersection, providing access to a gas station, a multi tenant commercial building, access to N. Knoll with section 8 housing (which is very busy) and the residents and providers to my neighbors and me. The proposed site is on a steep hillside making it difficult to build. There is a bus stop at the base where N. Knoll empties onto Tiburon Blvd. This may be good for your concerns, but every day there are cars parked on lower Eagle Rock Rd. using free parking to access the bus service, many use it for longer term parking when traveling out of the area. Building more units on your proposed site will increase street parking. It always does. Your proposal will increase foot traffic crossing 4 lane Tiburon Blvd. We see pedestrians, daily, risking their lives crossing to go to Strawberry Shopping Center. Sure, there is a pedestrian crossing lane, but with the traffic they are not always visible to drivers. It's a scary operation trying to cross. The traffic entering onto Tiburon Blvd. from Hwy 101 is already congested. Then add the traffic coming up from Strawberry Shopping Center. Certain times of the day you already have to wait for more than one light to get through. It seems that California fire seasons are getting longer and more intense. We could have a real discussion on that, but that is the reality today. We are located down hill from large open spaces. Our evacuation points are in Strawberry and with massive traffic also evacuating from points toward Tiburon, it could be a real disaster. Development on this plot is not a good idea.	Email				X	X		X			X		X				
R7 - Eagle Rock Road (Strawberry)	The access to the Eagle Rock Road area is already very difficult. The narrow street, especially on the lower exit side, is concerning should there be more development in the area. All it takes is one truck to completely block the exit path from this area. I am already concerned about getting out safely should a fire happen in this area which has high fire potential. With the steep hill median strip (that is constantly slipping in rain storms) there is nowhere to widen the road. These steep hillsides are not a good location for additional housing, especially multi-tenant housing. The current traffic backing up at the Tiburon Blvd/Blithedale exit is already a problem. Additional traffic at this location is not a good idea. Please remove sites R2 and R7.	Email				X				X				X				
R7 - Eagle Rock Road (Strawberry)	The access to the Eagle Rock Road area is already very difficult. The narrow street, especially on the lower exit side, is concerning should there be more development in the area. All it takes is one truck to completely block the exit path from this area. We are already concerned about getting out safely should a fire happen in this area which has high fire potential. With the steep hill median strip (that is constantly slipping in rain storms) there is nowhere to widen the road. These steep hillsides are not a good location for additional housing, especially multi-tenant housing. The current traffic backing up at the Tiburon Blvd/Blithedale exit is already a problem. Additional traffic at this location is not a good idea. Please remove sites R2 and R7.	Email				X				X				X				
San Geronimo	(Comment edited for length) attended the Wednesday evening presentation last week dealing with the State mandate for increasing housing in Marin. Clearly, you have been given a difficult task. Your introduction of the Guiding Principles and "explore strategies" was well done and appreciated. You answered most questions very well. Regrettably, time constraints didn't allow for in-depth responses and discussion. In every case, yours was the final comment and you, of necessity, moved on . . . I also wish there had been more time for comments. It was kind of you to stay later. That was appreciated and beneficial but some of us couldn't stay because we had another meeting to attend following your scheduled presentation. I have lived in the San Geronimo Valley (Lagunitas) for 60+ years. I was one of the leaders in the five year effort (1972 -77) to create a Community Plan that would preserve the Valley's rural character and natural resources and continue to be active. I was disappointed that so few homeowners from the Valley attended your presentation. Despite the county's efforts, I'm convinced that many Valley residents simply don't know about the current Plan and would be shocked to learn about it and its impact. We can rectify this problem. I request that you hold a meeting at the Lagunitas School multi-purpose room and make a presentation, with maps, and get one on one feedback from San Geronimo Valley residents and groups regarding recommendations and alternatives. In addition: I support the need for affordable housing in the San Geronimo Valley particularly for those with less than a moderate income. I support community involvement studying the issue of what, where, why and how (with the Community Plan as our guide) to deal with affordable housing in our valley, before providing any sites listing. Presbyterian Church - I cannot support the numbers proposed until I learn how much and where their property is located. Leelee and Staff: - The SGV Community Plan (CP) was developed by the Valley community over a five year period (1972 - 1977) with the help of CDA staff and adopted by the Board of Supervisors in 1977. Sections were updated in 1982. I was the CP Committee Chair for the Planning Group when we did a major/complete update in 1997. The Plans major goals have never changed -- keep the Valley rural and protect its natural resources! - See the CP pages IV-12: "Tamalpais Union High School Dist. The community would like to see this parcel remain in agricultural use." Many years ago, the Tam School Dist. needed funds and were considering selling the three undeveloped school properties they owned. They appointed a School Property Study Committee to make a recommendation composed of Kate Blickhahn - Drake High School administrator, Dale Elliott, a Forest Knolls resident and myself. The school board accepted our recommendation. They sold two school properties located in the eastern urbanized corridor and kept the Valley site for potential "agricultural use." I am not aware that their position has ever changed. Your job is to make recommendations to fulfill this new State imposed requirement. In that capacity, you need to be sure you are sensitive to every West Marin communities CP regarding their long held goals and objectives. Ours have been clearly stated in our CP since adoption in 1977. Any changes proposed must START with input from the community group that represent the community affected and come from the County working with that community. I am ccing Supervisor Rodoni and his aide Rhonda Kutter as I do not know if they are aware of some of the Valley's relevant history or the importance to Valley residents of preserving the "magical" view shed entry to our Valley "home." I look forward to working with Valley residents and you and your staff to protect and serve the San Geronimo Valley as we seek to implement changes	Email (See Email Comments Received.PDF, pp. 45-47)			X							X					X	
San Geronimo	Considering putting any housing on the site of the once San Geronimo golf course is wrong. It's too far out, creating more congestion on an already congested road. It also goes against the property zoning. In case of fire, ingress and egress would be even more impacted than it is now	Email				X								X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
Tam Valley / Almonte: Unknown-049-231-09-Marin Drive (3 Units)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X			X		X	X	X	X	X	X		
Tam Valley / Almonte: Shoreline Highway (12 Units)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X			X		X	X	X	X	X	X		

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
Unknown-049-231-09-Marin Drive (3 Units) (Tam Valley / Almonte)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways:. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X	X	X	X		X		X	X	X	X	X	X		
Unknown-052-041-27-Shoreline Highway (12 Units) (Tam Valley / Almonte)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways:. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X	X	X	X		X		X	X	X	X	X	X		
West Marin Coastal Area	The deadline for input is unrealistic and the tool is exceedingly difficult to use. I understand the County is under pressure to meet the State mandate, however this plan is like throwing darts at a map. It fails to address critical disaster planning in advance of determining even potential site selection. Responding to the coastal zone: I find it extremely distressing that with the impact of climate related severe fire risk, drought, resource depletion, traffic, parking, lack of sewer, emergency ingress/egress, etc., that we are considering adding increased density. The tool does not allow for pinpointing houses that sit empty, or the 600 plus vacation rentals in West Marin. I support accessibility to community based housing. If there were a severe limit placed on vacation rentals in the Coast Region, clawing back on permits/allowances, a number of livable units equal to the numbers proposed would be freed up. I have lived here for 40 plus years and have seen housing go the way of increased tourism, housing stock becoming vacation/business stock and 2nd home owners with frequently vacant homes. Until the Coastal Commission understands the risks involved to increased density and supports strict limitations to vacation units/business, the problem will persist no matter how many new units are introduced. It is unfortunate that it will likely take a fire storm / evacuation disaster to illustrate the hazards compounded by sheer numbers. My cottage on the Inverness Ridge burned in 95 and the risk then was a fraction of what it is today. Driving Sir Francis Drake on a usual busy weekend, or most days during the summer, is the equivalent of coastal gridlock. Adding more units at the bottom of White's Hill, Nicasio, Point Reyes, Olema, and Inverness is placing more people in vulnerable locations. Imagine residents trying, along with thousands of visitors, to flee during an inevitable disaster on a narrow artery. Stop vacation rentals; create incentives to convert empty living units to housing stock.	Email		X		X	X			X		X		X	X		X	
West Marin Coastal Area	The housing candidate sites for our Marin coastal villages are not suitable as these sites do not have jobs, public transit or community services please consider what doubling the population of these villages would mean to public safety when electricity is out our wells cannot pump water and the many propane tanks result in a hazardous mixture. Our aquifers are undoubtedly low after these droughts it will be a strain on our coastal communities to entertain a larger population many in our village are already renting their small units let's just let SB 9 do its job.	Email		X	X			X		X		X		X	X			

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
West Marin Coastal Area	The proposed development and locations designated for housing in unincorporated West Marin is ill-conceived and inappropriate. This appears to be a numbers game on the part of the County and outside, contracted MIG development agency. The plan lacks consideration for or understanding of natural resources, environmental hazards and the existing community. Communities around Tomales Bay are watershed areas with drainage into the vulnerable bay, creeks and streams, the salt marshes and wildlife habitats. The proposed Cottages building site is an environmental hazard to an already contaminated salt marsh and channel leading to Chicken Ranch Beach, Tomales Bay. As a result of previous inappropriate building and filling in a salt marsh, this has been an ongoing problem for many years. The site near Vladimir's restaurant, across from Dixon Marine, is directly across from Tomales Bay and almost at sea level. This area and the road can flood during a high tide or heavy rain, draining pollution into the bay. Also the proposed building would affect the small downtown of Inverness. West Marin is served by narrow, curving, two lane access roads. For Inverness there is only one road, in or out, a problem during flooding, fires, landslides and general overcrowding on weekends and holidays. These roads frequently need repair when lanes crumble into a creek, hillside or the bay. No freeways please, as was proposed in the 60s. I have lived in Inverness since the 70s. As a single working mother, a teacher, I raised my daughter in Inverness. Over the years I have seen families and friends move away as rentals, cottages and small units were converted to more lucrative Airbnbs and second homes. There are 4 houses around me with 2 units in each. Two are completely unoccupied. Two are rarely used by their absentee owners, leaving each second unit vacant. There are many houses like this in Inverness and far too many BnBs and other short term rentals. An absentee owner might purchase a house, spend an exorbitant amount of money improving it for short term rental or investment. Possible housing is currently available. West Marin already has serious problems related to climate change, as well as overcrowding, road congestion air and noise pollution from cars, sewage and, most obviously, water. Inverness is served by water storage tanks and is already predicted by IPUD to be more of a problem this year than last. Reservoirs dry up and water pipes only move water from one drought ridden area to another. Any development is a threat to our limited water supply. The arbitrary number of proposed building in these unincorporated areas of West Marin ignores the environment, nature and roads. The plan is insensitive to the existing communities and the influence of inappropriate, even hazardous, building.	Email				X					X	X		X	X			
Woodacre	There is a lot for sale as you enter Woodacre at the intersection of Park and Railroad (and an adjacent lot that is not for sale) that would be ideal for seniors with close access to post office and grocery store and bus stop.	Email															X	X

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS

COMMENTS RECEIVED VIA SITES SUGGESTION MAP

[Home](#) » [Unincorporated Marin County](#) » [Do you have a suggestion for a potential Housing...](#)



Do you have a suggestion for a potential Housing Element site?

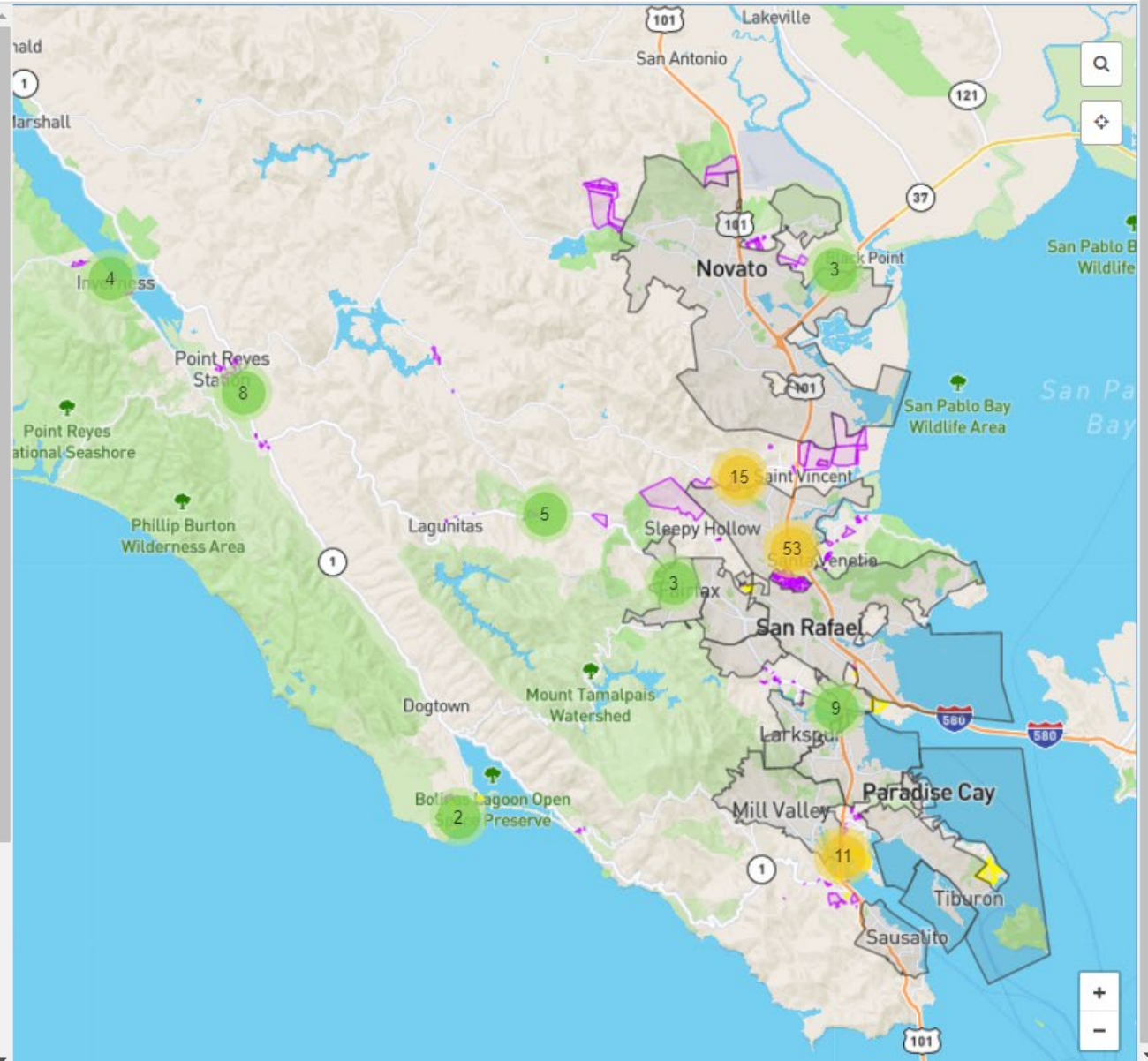


Part of the Housing Element includes identifying potential sites for housing development in the unincorporated county. **If you have a housing site suggestion, click on the plus icon to the left and drag a pin on the map.** You can also **search by address** by clicking on the magnifying glass icon to the top-right of the map. To check whether an address is located in the unincorporated county, use our [jurisdiction lookup tool](#).

- Areas in grey on the map indicate incorporated cities and towns
- Areas in purple are candidate Housing Element sites
- Areas in yellow are credit Housing Element sites (meaning there is an active housing application on the site)









In addition to the [Balancing Act tool](#), you may use this map to share comments about any of the candidate housing sites. You can do so by dragging a pin on the site and typing your comment into the textbox.

If you are having difficulty using this tool, you can also share site suggestions with Staff by email at



Do you have a suggestion for a potential Housing Element site?

Date of contribution	Contributor Details		Marker Details				Your Comment	Add Image
	Login (Screen name)	Contributor Summary (Signup form Qs - Detailed breakup on the right >)	Latitude	Longitude	Address	Category		
Jan 05 22 07:39:24 pm	Aline Tanielian	Aline Tanielian,atanielian@marincounty.org,	38.04439745	-122.541846	261 Red Hawk Road, Novato, California 94949, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-56364	Potential Housing Site	Example #2	/files/original/missing.png
Jan 05 22 07:39:26 pm	Aline Tanielian	Aline Tanielian,atanielian@marincounty.org,	38.04324292	-122.5362944	Redwood Highway, Novato, California 94949, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-56365	Potential Housing Site	Example	/files/original/missing.png
Jan 11 22 01:16:22 am	Mary Miller		37.87774002	-122.5233241	60 Tennessee Valley Road, Mill Valley, California 94941, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-56503	Potential Housing Site	Tennessee Valley Road has room for infill, with access to major commute areas, buses and bike routes.	/files/original/missing.png
Jan 12 22 02:46:32 pm	Andre Souang		38.02605035	-122.577526	1501 Lucas Valley Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-56546	Potential Housing Site	Property has authorization for four water connections and is surrounded by smaller-lot residential development.	/files/original/missing.png
Jan 13 22 03:25:45 pm	Technically Beautiful		38.00844237	-122.5081694	50 Bayhills Drive, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-56568	Potential Housing Site	I own more than 15 acres of hillside here that I think could be used for housing -- especially now that the law allows for more than one house per lot. I have 5 lots, and at least one could be split. My property is about 1.5 miles from Hwy 101, so a bit far for commuting purposes, but Santa Venetia is across the street and they have a small bus service.	/files/original/missing.png
Jan 14 22 06:29:14 pm	Marinparker		37.86353815	-122.4948657	2100 Bridgeway, Sausalito, California 94965, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-56584	Potential Housing Site	The bay model would be an ideal site to convert to housing	/files/original/missing.png
Jan 14 22 06:51:45 pm	Guy Palmer		38.02510648	-122.5279427	401 North Avenue, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-56585	Potential Housing Site	The (ridiculous) amount of housing should be added in Northern Marin. Efforts should be focused on where there is ample, undeveloped land. Southern Marin is way too congested (local traffic wise). Plus, I don't understand why the recent creation of inlaw units, lot splitting, duplex creation doesn't already meet the housing mandate. The mandate is also patently ridiculous. Why? The infrastructure doesn't exist. Labor force doesn't exist. And Marin just lost 2000 (+) residents and will likely lose more.	/files/original/missing.png
Jan 20 22 06:56:44 pm	kevin conger		37.88066279	-122.5241661	227 Shoreline Highway, Mill Valley, California 94941, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-56686	Potential Housing Site		/files/original/missing.png
Jan 21 22 03:03:36 pm	Leep		37.98872624	-122.5611269	58 Sacramento Avenue, San Anselmo, California 94960, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-56710	Potential Housing Site	Large area of land to develop, close to services, open space, shopping, parks, schools, high resource area	/files/original/missing.png
Jan 21 22 03:05:40 pm	Leep		38.01514988	-122.6611733	5800 Sir Francis Drake Boulevard, Nicasio, California 94963, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-56712	Potential Housing Site		/files/original/missing.png

Jan 26 22 06:01:24 pm	Ethan Strull		38.00013653	-122.5356841	Redwood Highway, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-56816	Potential Housing Site	Underutilized area near transit and growing town center!	
Jan 31 22 05:19:13 pm	WM person		38.06824735	-122.7999401	201 Commodore Webster Drive, Point Reyes Station, California 94956, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-56916	Potential Housing Site	50 +/- units of Affordable housing are being planned for this site by C.L.A.M. in West Marin. This project is in development now.	
Feb 01 22 04:01:57 pm	Aline Tanielian	Aline Tanielian,atanielian@marincounty.org,	38.00760547	-122.5120693	161 Granlee Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57008	Potential Housing Site	180-311-06	
Feb 01 22 04:05:30 pm	Aline Tanielian	Aline Tanielian,atanielian@marincounty.org,	38.00753361	-122.511313	161 Granlee Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57009	Potential Housing Site	180-311-07	
Feb 01 22 04:09:03 pm	Aline Tanielian	Aline Tanielian,atanielian@marincounty.org,	38.00775763	-122.5104064	220 Granlee Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57010	Potential Housing Site	180-331-04	
Feb 02 22 04:36:06 pm	TomHicks10	TomHicks10,investmentbanker1023@gmail.com,	38.09730678	-122.3434639	California, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57022	Potential Housing Site	We would like to introduce our property for potential housing in Marin County 2800 West Novato Blvd 435 acres Bowman Canyon	
Feb 02 22 04:36:07 pm	TomHicks10	TomHicks10,investmentbanker1023@gmail.com,	38.09730678	-122.3434639	California, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57023	Potential Housing Site	We would like to introduce our property for potential housing in Marin County 2800 West Novato Blvd 435 acres Bowman Canyon	
Feb 02 22 04:36:15 pm	TomHicks10	TomHicks10,investmentbanker1023@gmail.com,	38.09730678	-122.3434639	California, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57024	Potential Housing Site	We would like to introduce our property for potential housing in Marin County 2800 West Novato Blvd 435 acres Bowman Canyon	
Feb 03 22 11:14:13 pm	Geoffrey Barneby	Geoffrey Barneby,gbbarneby@gmail.com,	38.10613726	-122.5192952	194 Atherton Avenue, Novato, California 94945, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57069	Potential Housing Site		
Feb 03 22 11:14:21 pm	Geoffrey Barneby	Geoffrey Barneby,gbbarneby@gmail.com,	38.10613726	-122.5192952	194 Atherton Avenue, Novato, California 94945, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57070	Potential Housing Site	Potential housing site	https://s3-us-west-1.amazonaws.com/ehq-production-us-california/3e33a3c73b320b7b9f794b52ac5cb389dd91a358/original/1643957937/352f473b39a917a185f7a5e19be2c25e_Screen_Shot_2022-02-03_at_10.58.12_PM.png?1643957937
Feb 03 22 11:14:25 pm	Geoffrey Barneby	Geoffrey Barneby,gbbarneby@gmail.com,	38.10613726	-122.5192952	194 Atherton Avenue, Novato, California 94945, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57071	Potential Housing Site	The 5 acres at 192 Atherton, Novaro (on the corner of Tamarin Ln), is owned by The New Village School. Our intent with this land is to provide an educational facility to our k - 8 students around caring for animals, growing crops and working with their hands while engaging in the sciences (botany, biology, physics and environmental impacts, etc.). We are also interested in supporting our Community and a part of this would be to offer affordable housing options for our teachers and supporting team members - and potentially for our alumni and other public service providers. We regard this as an imperative for the sustainability of our school and our community - as the cost of living in Marin increases - we would like to provide options for our teachers to be able to afford to live in Marin. We would like to develop up to 12 affordable housing units on this property.	https://s3-us-west-1.amazonaws.com/ehq-production-us-california/3e33a3c73b320b7b9f794b52ac5cb389dd91a358/original/1643957937/352f473b39a917a185f7a5e19be2c25e_Screen_Shot_2022-02-03_at_10.58.12_PM.png?1643957937

Feb 03 22 11:15:19 pm	Geoffrey Barneby	Geoffrey Barneby,gbbarneby@gmail.com,	38.10613726	-122.5192952	194 Atherton Avenue, Novato, California 94945, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57072	Potential Housing Site	The 5 acres at 192 Atherton, Novaro (on the corner of Tamarin Ln), is owned by The New Village School. Our intent with this land is to provide an educational facility to our k - 8 students around caring for animals, growing crops and working with their hands while engaging in the sciences (botany, biology, physics and environmental impacts, etc.). We are also interested in supporting our Community and a part of this would be to offer affordable housing options for our teachers and supporting team members - and potentially for our alumni and other public service providers. We regard this as an imperative for the sustainability of our school and our community - as the cost of living in Marin increases - we would like to provide options for our teachers to be able to afford to live in Marin. We would like to develop up to 12 affordable housing units on approximately 1 acre of this property.	https://s3-us-west-1.amazonaws.com/ehq-production-us-california/3e33a3c73b320b7b9f794b52ac5cb389dd91a358/original/1643957937/352f473b39a917a185f7a5e19be2c25e_Screen_Shot_2022-02-03_at_10.58.12_PM.png?1643957937
Feb 03 22 11:16:21 pm	Geoffrey Barneby	Geoffrey Barneby,gbbarneby@gmail.com,	38.10613726	-122.5192952	194 Atherton Avenue, Novato, California 94945, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57073	Potential Housing Site	The 5 acres at 192 Atherton, Novaro (on the corner of Tamarin Ln), is owned by The New Village School. Our intent with this land is to provide an educational facility to our k - 8 students around caring for animals, growing crops and working with their hands while engaging in the sciences (botany, biology, physics and environmental impacts, etc.). We are also interested in supporting our Community and a part of this would be to offer affordable housing options for our teachers and supporting team members - and potentially for our alumni and other public service providers. We regard this as an imperative for the sustainability of our school and our community - as the cost of living in Marin increases - we would like to provide options for our teachers to be able to afford to live in Marin. We would like to develop up to 12 affordable housing units on approximately 1 acre of this property.	https://s3-us-west-1.amazonaws.com/ehq-production-us-california/3e33a3c73b320b7b9f794b52ac5cb389dd91a358/original/1643957937/352f473b39a917a185f7a5e19be2c25e_Screen_Shot_2022-02-03_at_10.58.12_PM.png?1643957937
Feb 03 22 11:19:32 pm	Geoffrey Barneby	Geoffrey Barneby,gbbarneby@gmail.com,	38.10613726	-122.5192952	194 Atherton Avenue, Novato, California 94945, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57074	Potential Housing Site	The 5 acres at 192 Atherton, Novaro (on the corner of Tamarin Ln), is owned by The New Village School. Our intent with this land is to provide an educational facility to our k - 8 students around caring for animals, growing crops and working with their hands while engaging in the sciences (botany, biology, physics and environmental impacts, etc.). We are also interested in supporting our Community and a part of this would be to offer affordable housing options for our teachers and supporting team members - and potentially for our alumni and other public service providers. We regard this as an imperative for the sustainability of our school and our community - as the cost of living in Marin increases - we would like to provide options for our teachers to be able to afford to live in Marin. We would like to develop up to 12 affordable housing units on approximately 1 acre of this property.	https://s3-us-west-1.amazonaws.com/ehq-production-us-california/3e33a3c73b320b7b9f794b52ac5cb389dd91a358/original/1643957937/352f473b39a917a185f7a5e19be2c25e_Screen_Shot_2022-02-03_at_10.58.12_PM.png?1643957937
Feb 04 22 08:26:33 am	Geoffrey Barneby	Geoffrey Barneby,gbbarneby@gmail.com,	38.10613726	-122.5192952	194 Atherton Avenue, Novato, California 94945, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57079	Potential Housing Site		
Feb 05 22 08:31:13 pm	chrishulls	chrishulls,crhulls@gmail.com,	38.06895435	-122.7993694	204 Commodore Webster Drive, Point Reyes Station, California 94956, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57110	Potential Housing Site	I hope more housing is built in areas such as the coast guard area which are set back from the main town and will not result in a significant change of character	/files/original/missing.png
Feb 05 22 08:31:21 pm	chrishulls	chrishulls,crhulls@gmail.com,	38.06895435	-122.7993694	204 Commodore Webster Drive, Point Reyes Station, California 94956, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57111	Potential Housing Site	I hope more housing is built in areas such as the coast guard area which are set back from the main town and will not result in a significant change of character	/files/original/missing.png
Feb 05 22 08:31:25 pm	chrishulls	chrishulls,crhulls@gmail.com,	38.06895435	-122.7993694	204 Commodore Webster Drive, Point Reyes Station, California 94956, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57112	Potential Housing Site	I hope more housing is built in areas such as the coast guard area which are set back from the main town and will not result in a significant change of character	/files/original/missing.png
Feb 05 22 08:35:32 pm	chrishulls	chrishulls,crhulls@gmail.com,	38.06993664	-122.8079653	207 A Street, Point Reyes Station, California 94956, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57113	Potential Housing Site	This is not an appropriate site for additional housing. It is a historic building along a very common walking path for residents. The open lot was often used for community events in the past and helps the outskirts of town avoid a dense feel. The town would be better served with affordable housing units that are either in existing buildings or in concentrated developments outside of the areas of the town that provide its character and sleepy feel	/files/original/missing.png
Feb 05 22 08:35:35 pm	chrishulls	chrishulls,crhulls@gmail.com,	38.06993664	-122.8079653	207 A Street, Point Reyes Station, California 94956, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57114	Potential Housing Site	This is not an appropriate site for additional housing. It is a historic building along a very common walking path for residents. The open lot was often used for community events in the past and helps the outskirts of town avoid a dense feel. The town would be better served with affordable housing units that are either in existing buildings or in concentrated developments outside of the areas of the town that provide its character and sleepy feel	/files/original/missing.png
Feb 09 22 05:34:31 pm	Marinette	Marinette,v_taylor_94903@yahoo.com,	37.9461604	-122.5244236	Mollie Stone's Markets, 270 Bon Air Ctr, Greenbrae, California 94904, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57332	Potential Housing Site	All of Bon Air Shopping Center. They could easily provide two floors of apartments above the entire center. All shopping centers in Marin should be high on the list for adding apartments so that we can begin to balance our land use pattern.	/files/original/missing.png

Feb 09 22 05:37:06 pm	Marinette	Marinette,v_taylor_94903@yahoo.com,	37.95773364	-122.5499153	1036 Sir Francis Drake Boulevard, Kentfield, California 94904, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57333	Potential Housing Site	3-4 story apartment buildings could be added along Sir Frances Drake from the college to Bon Air Road. This would provide much needed housing for students and staff as well as others. SFD also has excellent transit services, making this ideal for commuters.	/files/original/missing.png
Feb 09 22 05:39:38 pm	Marinette	Marinette,v_taylor_94903@yahoo.com,	38.00292627	-122.5446582	7000 Northgate Drive, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57334	Potential Housing Site	I realize this isn't in unincorporated Marin, but it bears repeating - add housing at all shopping centers in Marin. We need to balance our land uses with housing on top of retail.	/files/original/missing.png
Feb 09 22 05:44:13 pm	Marinette	Marinette,v_taylor_94903@yahoo.com,	37.8968691	-122.5143814	50 Belvedere Drive, Mill Valley, California 94941, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57335	Potential Housing Site	Add two or three stories of apartments to all shopping centers in Marin. These areas are already built up, are (obviously) close to shopping, and already have masses of parking.	/files/original/missing.png
Feb 09 22 05:44:20 pm	Marinette	Marinette,v_taylor_94903@yahoo.com,	37.8968691	-122.5143814	50 Belvedere Drive, Mill Valley, California 94941, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57336	Potential Housing Site	Add two or three stories of apartments to all shopping centers in Marin. These areas are already built up, are (obviously) close to shopping, and already have masses of parking.	/files/original/missing.png
Feb 10 22 05:12:05 pm	cclune		38.10238883	-122.8575271	5 Balmoral Way, Inverness, California 94937, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57352	Potential Housing Site	Arent these houses on a cliff? Doesnt seem like the best place to develop multiple units for the long term	/files/original/missing.png
Feb 10 22 05:12:07 pm	cclune		38.10238883	-122.8575271	5 Balmoral Way, Inverness, California 94937, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57353	Potential Housing Site	Arent these houses on a cliff? Doesnt seem like the best place to develop multiple units for the long term	/files/original/missing.png
Feb 10 22 05:12:47 pm	cclune		38.10265478	-122.8569049	12844 Sir Francis Drake Boulevard, Inverness, California 94937, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57354	Potential Housing Site	What does it mean when the box goes way out into the water like this one does? Has sea level rise been considered?	/files/original/missing.png
Feb 10 22 05:13:12 pm	cclune		38.10265478	-122.8569049	12844 Sir Francis Drake Boulevard, Inverness, California 94937, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57355	Potential Housing Site	What does it mean when the box goes way out into the water like this one does? Has sea level rise been considered?	/files/original/missing.png
Feb 10 22 05:13:17 pm	cclune		38.10265478	-122.8569049	12844 Sir Francis Drake Boulevard, Inverness, California 94937, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57356	Potential Housing Site	What does it mean when the box goes way out into the water like this one does? Has sea level rise been considered?	/files/original/missing.png
Feb 10 22 05:13:21 pm	cclune		38.10265478	-122.8569049	12844 Sir Francis Drake Boulevard, Inverness, California 94937, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57357	Potential Housing Site	What does it mean when the box goes way out into the water like this one does? Has sea level rise been considered?	/files/original/missing.png

Feb 10 22 05:13:31 pm	cclune		38.10265478	-122.8569049	12844 Sir Francis Drake Boulevard, Inverness, California 94937, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57358	Potential Housing Site	What does it mean when the box goes way out into the water like this one does? Has sea level rise been considered?	/files/original/missing.png
Feb 10 22 05:13:39 pm	cclune		38.10265478	-122.8569049	12844 Sir Francis Drake Boulevard, Inverness, California 94937, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57359	Potential Housing Site	What does it mean when the box goes way out into the water like this one does? Has sea level rise been considered?	/files/original/missing.png
Feb 10 22 05:13:41 pm	cclune		38.10265478	-122.8569049	12844 Sir Francis Drake Boulevard, Inverness, California 94937, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57360	Potential Housing Site	What does it mean when the box goes way out into the water like this one does? Has sea level rise been considered?	/files/original/missing.png
Feb 10 22 05:13:42 pm	cclune		38.10265478	-122.8569049	12844 Sir Francis Drake Boulevard, Inverness, California 94937, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57361	Potential Housing Site	What does it mean when the box goes way out into the water like this one does? Has sea level rise been considered?	/files/original/missing.png
Feb 10 22 05:13:43 pm	cclune		38.10265478	-122.8569049	12844 Sir Francis Drake Boulevard, Inverness, California 94937, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57362	Potential Housing Site	What does it mean when the box goes way out into the water like this one does? Has sea level rise been considered?	/files/original/missing.png
Feb 10 22 05:15:23 pm	cclune		38.10782552	-122.872892	F R Road, Inverness, California 94937, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57363	Potential Housing Site	This would be a nice place	/files/original/missing.png
Feb 10 22 05:16:14 pm	cclune		38.09704446	-122.8516048	12786 Sir Francis Drake Boulevard, Inverness, California 94937, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57364	Potential Housing Site	This would be lovely but has sea level rise been considered?	/files/original/missing.png
Feb 10 22 11:13:22 pm	SS		37.96031202	-122.5536	16 Sir Francis Drake Boulevard, Greenbrae, California 94957, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57366	Potential Housing Site	Central location for housing students, teachers, medical staff, retail/restaurant workers, etc. Nearby public Transit access.	/files/original/missing.png
Feb 14 22 10:10:36 am	tjamez		37.95343619	-122.4962926	2900 Kerner Boulevard, San Rafael, California 94901, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57410	Potential Housing Site	I don't know if there is a problem with this being too low in altitude, but if the big stores are out here, it seems housing could be too.	/files/original/missing.png
Feb 14 22 10:16:38 am	tjamez		37.95343619	-122.4962926	2900 Kerner Boulevard, San Rafael, California 94901, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57411	Potential Housing Site	I don't know if there is a problem with this being too low in altitude, but if the big stores are out here, it seems housing could be too.	/files/original/missing.png

Feb 14 22 10:34:07 am	Laurie Monserrat		38.08367652	-122.8031735	40 Tomasini Canyon Road, Petaluma, California 94956, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57412	Potential Housing Site	There is already unpermitted housing on this property, why not permit it and add more? (Martinelli property in Point Reyes CA)	/files/original/missing.png
Feb 14 22 11:01:25 am	Said		37.98880976	-122.5907436	2040 Sir Francis Drake Boulevard, Fairfax, California 94930, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57424	Potential Housing Site	Infill rather than encroach on open space. Fairfax seems to have some viable lots.	/files/original/missing.png
Feb 14 22 12:00:59 pm	Valeria Sasser		37.92583513	-122.5230289	Pet Club, 508 Tamalpais Dr, Corte Madera, California 94925, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57460	Potential Housing Site	Several units can be added to this underutilized commercial site, by adding second/third floors, not to mention it is well served by transit. This area belongs to the Town of Corte Madera city.	/files/original/missing.png
Feb 14 22 12:03:01 pm	Valeria Sasser		37.9241552	-122.5180346	707 Meadowsweet Drive, Corte Madera, California 94925, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57461	Potential Housing Site	Several units can be added to the CM Library site, by adding second/third floors or building behind it, not to mention it is well served by transit. I am AGAINST destroying or moving the library but using this underutilized site to add more housing. This area belongs to the Town of Corte Madera city.	/files/original/missing.png
Feb 14 22 12:04:47 pm	Valeria Sasser		37.93224555	-122.5174445	Century Theatre, 41 Tamal Vista Blvd, Corte Madera, California 94925, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57462	Potential Housing Site	As long it is all integrated and beautifully planned, we can have several more units on this site.	/files/original/missing.png
Feb 14 22 02:06:30 pm	Neil Sorensen		38.02362817	-122.5235702	301 Smith Ranch Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57464	Potential Housing Site	Old Honor Farm site.	/files/original/missing.png
Feb 15 22 07:36:30 am	B		37.98696319	-122.5892258	47 Broadway Boulevard, Fairfax, California 94930, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57471	Potential Housing Site		/files/original/missing.png
Feb 16 22 11:48:19 am	Annabelle Scott		37.8990177	-122.7043304	270 Elm Road, Bolinas, California 94924, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57520	Potential Housing Site	BCPUD building, formerly a children's center, sitting empty, needs rehabilitation.	/files/original/missing.png
Feb 16 22 11:48:30 am	Annabelle Scott		37.8990177	-122.7043304	270 Elm Road, Bolinas, California 94924, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57521	Potential Housing Site	BCPUD building, formerly a children's center, sitting empty, needs rehabilitation.	/files/original/missing.png
Feb 16 22 11:49:36 am	Annabelle Scott		37.90810075	-122.6871485	22 Brighton Avenue, Bolinas, California 94924, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57522	Potential Housing Site	Waterhouse building, damaged by fire, totally dilapidated, formerly housing and commercial, needs rehab.	/files/original/missing.png
Feb 16 22 11:49:52 am	Annabelle Scott		37.90810075	-122.6871485	22 Brighton Avenue, Bolinas, California 94924, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57523	Potential Housing Site	Waterhouse building, damaged by fire, totally dilapidated, formerly housing and commercial, needs rehab.	/files/original/missing.png

Feb 16 22 08:34:54 pm	Leyla Hill		37.99076351	-122.5476166	30 Indian Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57526	Potential Housing Site	This is my property, and it is absurd to include it. It is extremely steep, virtually no level ground, it is up a one-lane, private road in the WUI. It is fully built out with a main house and an ADU. Please delete this site and all similarly situated ones in Los Ranchitos from consideration for rezoning.	/files/original/missing.png
Feb 16 22 08:41:41 pm	Leyla Hill		37.9917565	-122.5380223	11 Circle Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57527	Potential Housing Site	Just as absurd as it is to include properties on 1-lane roads in the WUI, there is no reason for excluding 5 Circle Road or 11 Circle Road, on flat land, abutting Los Ranchitos Road. I am not suggesting that these parcels be included for rezoning. I'm pointing out the arbitrary and unrealistic manner in which parcels seem to have been selected and omitted. Los Ranchitos is built out as it is and was intended and deeded to be: minimum 1 acre parcels with single family homes that have agricultural zoning and the ability to keep livestock.	/files/original/missing.png
Feb 17 22 12:30:29 pm	Janet		38.02807517	-122.5659445	1009 Idylberry Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57548	Potential Housing Site	Part of this property is on a hillside/open space, has an existing county child development center, senior housing complex, cemetery, juvenile hall, child abuse center, and openspace county offices. Unless these buildings are demolished, there is little space for 245 units. I would be in favor of expanding the senior low income housing that is there, but not in favor of building a multistory complex in the middle of single family homes.	/files/original/missing.png
Feb 17 22 08:56:40 pm	KSC	KSC,k.curtis@comcast.net,	37.9972914	-122.5709081	116 Holstein Road, San Anselmo, California 94960, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57580	Potential Housing Site	40 housing units easy.	/files/original/missing.png
Feb 18 22 07:17:53 am	SWK		38.02689396	-122.5656813	2 Jeannette Prandi Way, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57581	Potential Housing Site	Considerations need to be addressed regarding the placement of dense, multistory housing in the center of the single story community. It would eliminate a valued and well-loved and well-used accessible open space and destroy the fabric of the existing community. I would be in favor of much less dense, double story housing that is in keeping design-wise with the community, up to 50 units that complement the existing Rotary Village. But please do not plop down 250 units in 4 story megaliths. Such developments are better suited to corridor areas, perhaps nearer to Hwy 101 at the Marinwood site. Please come and spend a few hours in the green and see for yourself how important this particular spot is to the community. I could see repurposing the juvenile complex, as it seems to be under used, rarely more than a handful of residents, and repurposing the juvenile court property to accommodate appropriate double story, attractive housing, but please don't rob the community of accessible green space.	/files/original/missing.png
Feb 20 22 05:29:24 pm	jkc		38.03484201	-122.5294876	1 Saint Vincent Drive, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57601	Potential Housing Site	1800 housing units in this area impacts both equity and environmental. This is the largest site in the unincorporated area and will impact this pristine open space environment and add to congestion/air pollution/traffic to 101 at this exit and inability for the community to support this area w/ existing resources (school/fire).	/files/original/missing.png
Feb 21 22 07:10:43 am	Elise Semonian	Elise Semonian ,esemonian@townofsananselmo.org,	37.99745204	-122.5698119	116 Holstein Road, San Anselmo, California 94960, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57632	Potential Housing Site	San Anselmo Open Space Committee notes that this area is designated as a priority for Open Space in the Town of San Anselmo General Plan Open Space Element	/files/original/missing.png
Feb 21 22 07:11:21 am	Elise Semonian	Elise Semonian ,esemonian@townofsananselmo.org,	37.98700547	-122.5615561	300 Los Angeles Boulevard, San Anselmo, California 94960, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57633	Potential Housing Site	San Anselmo Open Space Committee notes that this area is designated as priority for Open Space on the Town of San Anselmo General Plan Open Space Element. Please consider landslide hazard maps for this area too.	https://s3-us-west-1.amazonaws.com/ehq-production-us-california/ed0031705aa7b32ac1c4d35d82d687cea9b604ae/original/1645456996/0ab951d54d3d2143f72a6d56baa80175_Map_3_Open_Space_Plan_Page_1.jpg?1645456996
Feb 21 22 07:12:43 am	Elise Semonian	Elise Semonian ,esemonian@townofsananselmo.org,	37.99131787	-122.5652897	5 Carmel Way, San Anselmo, California 94960, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57634	Potential Housing Site	San Anselmo Open Space Committee notes that this area designated as priority for Open Space on the Town of San Anselmo General Plan Open Space Element. Please consider landslide hazard maps for this area too.	/files/original/missing.png
Feb 21 22 07:27:52 am	Elise Semonian	Elise Semonian ,esemonian@townofsananselmo.org,	37.98668415	-122.5618994	256 Los Angeles Boulevard, San Anselmo, California 94960, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57635	Potential Housing Site	San Anselmo Open Space Committee notes that this area is designated as priority for Open Space on the Town of San Anselmo General Plan Open Space Element. Please consider landslide hazard maps for this area too.	https://s3-us-west-1.amazonaws.com/ehq-production-us-california/257e58669bb48924143bfa7e712dac208dce7355/original/1645457273/a6597ab5648ee542a2771a0820a6da08_Rice_Map.jpg?1645457273

Feb 22 22 11:39:12 am	John Kirk McDonough		38.02627278	-122.5662661	6 Jeannette Prandi Way, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57686	Potential Housing Site	6 Jeannette Prandi Way is a bad location for new housing. In the event of a wildfire Lucas Valley Rd. is the only avenue of escape and last September cars backed up on the road with only a few streets in Upper & Lower Lucas Valley being evacuated. Moreover, many residents use the park adjacent to the Juvenile Complex for daily exercise.	/files/original/missing.png
Feb 22 22 02:14:36 pm	G		37.99464079	-122.605834	300 Bothin Road, Fairfax, California 94930, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57688	Potential Housing Site	17 acres across 5 parcels here, Bothin good flat road	/files/original/missing.png
Feb 23 22 12:58:52 am	Greg R.		38.02086297	-122.6688499	Meadow Way, Forest Knolls, California 94963, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57691	Potential Housing Site	West Nicasio Road is mislabeled "Meadow Way" on this map. Seven or fewer mid-to-low income small (<1,300 sf) single family residences/duplexes could be sited on the TPL Commons property, across the street from the existing houses, in a strip along the road. This could improve the racial and economic diversity of this neighborhood in an area that already has infrastructure across the street. Environmental impacts would be minimal in an already-existing neighborhood (compared to adding new units at the clubhouse). Sunny for solar and gardens, minimal hazards, open space-adjacent. Keeping new units small keeps them affordable and allows property owners to expand in remodels over time.	/files/original/missing.png
Feb 23 22 01:26:14 am	Greg R.		38.01313811	-122.6293087	4260 Sir Francis Drake Boulevard, Nicasio, California 94963, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57692	Potential Housing Site	This is car-dependent sprawl. Housing should be concentrated in existing communities, in walkable configurations, ideally near shopping, work, schools, and parks. Developing this site would generate traffic and negatively impact the wonderful feeling of coming over the hill and arriving in West Marin's wide open spaces, with dark skies and expansive views. This project seems very similar to a Mono County project that was recently denied due to unacceptable impacts (https://www.monolake.org/today/tioga-inn-project-denied-at-april-20-2021-mono-county-board-of-supervisors-meeting/).	/files/original/missing.png
Feb 23 22 01:47:01 am	Greg R.		38.01503155	-122.6599503	5800 Sir Francis Drake Boulevard, Nicasio, California 94963, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57693	Potential Housing Site	This site is not ideal. While it has existing disturbance and infrastructure and adjacent open space, it is not within an existing community. Although it is "walkable" to get to San Geronimo, it seems likely most trips would be made by car. The site seems more appropriate for other public uses such as a fire station or community park or garden. While the site is big enough for both uses, the residents might feel like they are in a fishbowl, surrounded by a busy noisy highway, a busy noisy fire station, and a busy park. That said, if this site were used to replace development in more sensitive or hazardous areas such as along creeks or in the hills, that would be a net improvement I'd have to support, but adding new units here while keeping those in hazardous/sensitive areas would be a missed opportunity to create climate resilience and restore habitat when those opportunities are urgently needed.	/files/original/missing.png
Feb 23 22 01:55:48 am	Greg R.		38.04425517	-122.7907991	10189 Shoreline Highway, Point Reyes Station, California 94950, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57694	Potential Housing Site	A comment on all the Olema properties--I count 99 new units in a town with only 120 people. This represents a plan for a 200% increase in population over a few years. Is it wise and what residents want to make this a town of 300 people? Can existing systems (e.g. water) handle that growth? Seems like some infrastructure upgrades would be in order, including sidewalks and bike lanes (walking along Hwy 1 right now feels dangerous with the narrow shoulders). Are there enough nearby jobs to make this not just car-dependent sprawl?	/files/original/missing.png
Feb 24 22 06:00:39 pm	Valerie1010	Valerie1010, valerie.crawford@gmail.com,	37.88450724	-122.528978	228 Cleveland Avenue, Mill Valley, California 94941, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57732	Potential Housing Site	We would LOVE to do a lot split, perhaps two. Our lot is 24,000 SF. All our neighbors' lots are 5-7K SF. We used to have three parcels in our lot, and we merged them in order to not pay 3x parcel tax. However, we did the wrong kind of merge (no one told us the difference); we merged the lots completely, rather than just for taxation purposes. We would love to turn our single parcel into 3 parcels, and someone could buy two parcels and build two to three units of housing on each parcel: A house and an ADU.	/files/original/missing.png
Feb 24 22 06:02:59 pm	Valerie1010	Valerie1010, valerie.crawford@gmail.com,	37.88484172	-122.5290477	228 Cleveland Avenue, Mill Valley, California 94941, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57733	Potential Housing Site		/files/original/missing.png
Feb 25 22 08:48:33 am	Susan Morgan		38.02953495	-122.5655794	1010 Idylberry Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57740	Potential Housing Site	All five of the sites identified in Lucas Valley (7 Mt. Lassen Drive, 2 Jeannette Prandi Way, 6 Jeannette Prandi Way, 1009 Idylberry Road and 1501 Lucas Valley Road) run counter to two of the four site selection principles outlined by the Board of Supervisors: #3: Encourage Infill and Redevelopment Opportunities; and #4: Consider Environmental Hazards. The infill scenario locates housing close to services, jobs, transportation, and amenities. None of these criteria are met in Lucas Valley. The Environmental Hazards scenario prioritizes sites in areas having few impacts associated with climate change; and identifies sites with adequate routes for hazard evacuation. The Lucas Valley sites are located in the wildland urban interface (WUI) zones which are at greater risk of catastrophic wildfire. Further, in the event of a wildfire, Lucas Valley Road is the only avenue of escape. Last September, when only a few streets were evacuated, there were major traffic delays. In summary, the Lucas Valley is a poor choice for affordable housing both in terms of practicality and safety. Governor Newsom has now adopted this same philosophy. Per an LA Times article on 1/13 the governor wants to shift home construction in California away from rural, wildfire-prone areas and toward urban cores as part of his budget plan that aims to align the state's housing strategy with its climate goals.	/files/original/missing.png

Feb 25 22 08:49:25 am	Susan Morgan		38.02659816	-122.5664002	6 Jeannette Prandi Way, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57741	Potential Housing Site	All five of the sites identified in Lucas Valley (7 Mt. Lassen Drive, 2 Jeannette Prandi Way, 6 Jeannette Prandi Way, 1009 Idylberry Road and 1501 Lucas Valley Road) run counter to two of the four site selection principles outlined by the Board of Supervisors: #3: Encourage Infill and Redevelopment Opportunities; and #4: Consider Environmental Hazards. The infill scenario locates housing close to services, jobs, transportation, and amenities. None of these criteria are met in Lucas Valley. The Environmental Hazards scenario prioritizes sites in areas having few impacts associated with climate change; and identifies sites with adequate routes for hazard evacuation. The Lucas Valley sites are located in the wildland urban interface (WUI) zones which are at greater risk of catastrophic wildfire. Further, in the event of a wildfire, Lucas Valley Road is the only avenue of escape. Last September, when only a few streets were evacuated, there were major traffic delays. In summary, the Lucas Valley is a poor choice for affordable housing both in terms of practicality and safety. Governor Newsom has now adopted this same philosophy. Per an LA Times article on 1/13 the governor wants to shift home construction in California away from rural, wildfire-prone areas and toward urban cores as part of his budget plan that aims to align the state's housing strategy with its climate goals.	/files/original/missing.png
Feb 25 22 08:51:27 am	Susan Morgan		38.02656435	-122.566089	2 Jeannette Prandi Way, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57742	Potential Housing Site	All five of the sites identified in Lucas Valley (7 Mt. Lassen Drive, 2 Jeannette Prandi Way, 6 Jeannette Prandi Way, 1009 Idylberry Road and 1501 Lucas Valley Road) run counter to two of the four site selection principles outlined by the Board of Supervisors: #3: Encourage Infill and Redevelopment Opportunities; and #4: Consider Environmental Hazards. The infill scenario locates housing close to services, jobs, transportation, and amenities. None of these criteria are met in Lucas Valley. The Environmental Hazards scenario prioritizes sites in areas having few impacts associated with climate change; and identifies sites with adequate routes for hazard evacuation. The Lucas Valley sites are located in the wildland urban interface (WUI) zones which are at greater risk of catastrophic wildfire. Further, in the event of a wildfire, Lucas Valley Road is the only avenue of escape. Last September, when only a few streets were evacuated, there were major traffic delays. In summary, the Lucas Valley is a poor choice for affordable housing both in terms of practicality and safety. Governor Newsom has now adopted this same philosophy. Per an LA Times article on 1/13 the governor wants to shift home construction in California away from rural, wildfire-prone areas and toward urban cores as part of his budget plan that aims to align the state's housing strategy with its climate goals.	/files/original/missing.png
Feb 25 22 08:56:54 am	Susan Morgan		38.02593274	-122.5695665	7 Mount Lassen Drive, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57743	Potential Housing Site	All five of the sites identified in Lucas Valley (7 Mt. Lassen Drive, 2 Jeannette Prandi Way, 6 Jeannette Prandi Way, 1009 Idylberry Road and 1501 Lucas Valley Road) run counter to two of the four site selection principles outlined by the Board of Supervisors: #3: Encourage Infill and Redevelopment Opportunities; and #4: Consider Environmental Hazards. The infill scenario locates housing close to services, jobs, transportation, and amenities. None of these criteria are met in Lucas Valley. The Environmental Hazards scenario prioritizes sites in areas having few impacts associated with climate change; and identifies sites with adequate routes for hazard evacuation. The Lucas Valley sites are located in the wildland urban interface (WUI) zones which are at greater risk of catastrophic wildfire. Further, in the event of a wildfire, Lucas Valley Road is the only avenue of escape. Last September, when only a few streets were evacuated, there were major traffic delays. In summary, the Lucas Valley is a poor choice for affordable housing both in terms of practicality and safety. Governor Newsom has now adopted this same philosophy. Per an LA Times article on 1/13 the governor wants to shift home construction in California away from rural, wildfire-prone areas and toward urban cores as part of his budget plan that aims to align the state's housing strategy with its climate goals.	/files/original/missing.png
Feb 25 22 08:59:47 am	Susan Morgan		38.02637842	-122.577585	1501 Lucas Valley Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57744	Potential Housing Site	All five of the sites identified in Lucas Valley (7 Mt. Lassen Drive, 2 Jeannette Prandi Way, 6 Jeannette Prandi Way, 1009 Idylberry Road and 1501 Lucas Valley Road) run counter to two of the four site selection principles outlined by the Board of Supervisors: #3: Encourage Infill and Redevelopment Opportunities; and #4: Consider Environmental Hazards. The infill scenario locates housing close to services, jobs, transportation, and amenities. None of these criteria are met in Lucas Valley. The Environmental Hazards scenario prioritizes sites in areas having few impacts associated with climate change; and identifies sites with adequate routes for hazard evacuation. The Lucas Valley sites are located in the wildland urban interface (WUI) zones which are at greater risk of catastrophic wildfire. Further, in the event of a wildfire, Lucas Valley Road is the only avenue of escape. Last September, when only a few streets were evacuated, there were major traffic delays. In summary, the Lucas Valley is a poor choice for affordable housing both in terms of practicality and safety. Governor Newsom has now adopted this same philosophy. Per an LA Times article on 1/13 the governor wants to shift home construction in California away from rural, wildfire-prone areas and toward urban cores as part of his budget plan that aims to align the state's housing strategy with its climate goals.	/files/original/missing.png
Feb 26 22 01:32:53 pm	MWOchoa		38.00254161	-122.5445831	7000 Northgate Drive, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57771	Potential Housing Site	Re-zoning and Adding housing to the Northgate mall area makes much more sense than re-zoning los ranchitos, which is zoned agricultural with many farm animals and has narrow roads and no sidewalks. Los Ranchitos is not conducive to safely supporting multi-unit housing.	/files/original/missing.png
Feb 26 22 01:47:40 pm	MWOchoa		37.99142779	-122.5362682	6 Debes Ranch Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57772	Potential Housing Site	Debes Ranch Road is narrow and not conducive to multi-unit housing. Why has almost every lot in Los Ranchitos been designated as a potential site but you have not done the same in other areas of Marin with large lots, ie Ross? This designation of almost the entire neighborhood seems arbitrary and punitive. There are better areas of Marin to designate such as the Northgate, Town Center and Village malls that would not result in the taking of people's homes.	/files/original/missing.png
Feb 26 22 05:07:33 pm	Emily Morganti		37.99249317	-122.5455058	11 Oak Ridge Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57774	Potential Housing Site	Property is hilly and not conducive to adding another unit.	/files/original/missing.png
Feb 26 22 05:39:13 pm	Chipmunk		38.01282705	-122.6578259	390 San Geronimo Valley Drive, Woodacre, California 94973, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57775	Potential Housing Site	Underutilized open space at the San Geronimo Valley Golf Course. There is as yet no plan for this county owned property.	/files/original/missing.png

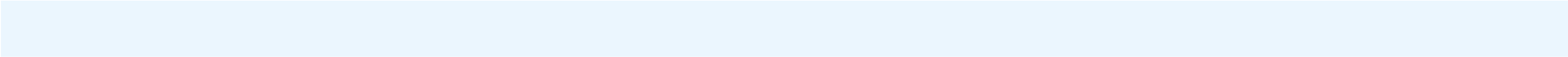
Feb 27 22 08:52:58 am	TvG		38.03377725	-122.5328028	1 Saint Vincent Drive, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57777	Potential Housing Site	The St Vincent site scenarios 2 and 3 (1,800 and 1,200 units respectively) are grossly excessive builds that violate the countywide distribution principle re proportional allocation of units and the infill principle re access to services, amenities etc. This is not an "already developed area" and though adjacent to 101 it is isolated by the highway in a largely undeveloped area that requires a drive of 3+ miles north/south to commercial districts for shopping and services. The 221 units in scenarios 1 and 4 better balance though still demands further evaluation re no nearby infrastructure to support a community in this location and the potential to segregate a community in an isolated area.	/files/original/missing.png
Feb 27 22 09:49:09 am	TvG		38.02586711	-122.5676394	4 Jeannette Prandi Way, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57778	Potential Housing Site	The Prandi/Mt. Lassen Office Complex proposed build violates several of the County's housing principles: i) the upper limit on units (295 units) assigns a disproportionate share of units to Lucas Valley that is inconsistent with the countywide distribution principle. Adding in the proposed builds in Marinwood and St Vincents greatly exacerbates this inconsistency, ii) the site isn't well suited to the infill principle as the location isn't accessible to public transportation or jobs; and amenities like shopping/services are 3.5 miles travel. As the plan is for very low and low income residents (e.g. many of whom earn less than \$50k annually) what is the assumption about access given there is no real public transportion service and the county road doesn't have sidewalks even for those who would walk some distance? Others have addressed the inconsistency with the environmental hazards principle -- emergency evacuation for fire/other hazards is a serious constraint given no ready options to expand Lucas Valley Road's 2 lanes. Consider an approach that replaces existing county/other structures, particularly given their aged condition, with 2-story housing for many fewer units -- to reduce the infrastructure challenges and preserve Prandi's wonderful park space for everyone.	/files/original/missing.png
Feb 27 22 10:03:19 am	TvG		38.02617559	-122.5656921	1500 Lucas Valley Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57779	Potential Housing Site	The fourth principle for site selection emphasizes the need to prioritize areas having few impacts associated with climate change plus adequate evacuation routes. Given that principle, the number of sites proposed for Lucas Valley is way too high. Many areas in Marin are impacted by climate change, but Lucas Valley most definitely does not have adequate routes for evacuation. Wildfire is not just a threat in Lucas Valley -- it is a reality. Last September, we were evacuated when a wildfire came within 65 yards of our back gate. With just one lane of Lucas Valley road leading out of the Valley, traffic built quickly. Had there been several hundred more units evacuating, residents would have been locked in traffic jams trying to leave, and it's not inconceivable that, with increased population, people would use both lanes of Lucas Valley Road to escape a future fire--thus hindering emergency crews as they try to get into the Valley. Lucas Valley road is not an adequate evacuation route for the number of people who currently live here and would be a death trap if several hundred people were added.	/files/original/missing.png
Feb 27 22 03:08:25 pm	Anonymous User		38.03004201	-122.5295734	4579 Redwood Highway, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57791	Potential Housing Site	1800 units here would utterly overwhelm the community. Our schools and other resources can't support this shockingly high proposal.	/files/original/missing.png
Feb 27 22 06:21:50 pm	BMS		38.03075189	-122.5333929	4570 Redwood Highway, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57795	Potential Housing Site	Adding this number of housing units (1800) here would surely overwhelm the schools in the area. Aslo the congestion and safety issues with the added traffic to this intersection and access to the facilities at St Vincent's campus would cause huge problems. The site doesnt seem to meet many of the site principles outlined in the proposal.	/files/original/missing.png
Feb 27 22 06:23:14 pm	BMS		38.02683057	-122.5664699	2 Jeannette Prandi Way, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57796	Potential Housing Site	Adding this number of housing units (250) here would surely overwhelm the schools in the area. Aslo the congestion and safety issues with the added traffic to this intersection and access to the facilities along Lucas Valley would cause huge problems. The site doesnt seem to meet many of the site principles outlined in the proposal.	/files/original/missing.png
Feb 27 22 11:33:12 pm	Laura Szawarzen ski		38.03108993	-122.5331354	Saint Vincent Drive, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57802	Potential Housing Site	The area near St. Vincents could accommodate all the housing needs to fulfill what the State wants. I propose all the housing be for homeless and low income. That's who needs housing in Marin County.	/files/original/missing.png
Feb 28 22 09:32:14 am	julie		38.03075189	-122.531333	4570 Redwood Highway, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57851	Potential Housing Site	Adding housing here allows ready accessibility to public transit and quick evacuation in an event of an emergency.	/files/original/missing.png
Feb 28 22 09:35:55 am	Strawberry Res1		37.89292369	-122.5157118	690 Redwood Highway Frontage Road, Mill Valley, California 94941, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57852	Potential Housing Site	This site is on a frontage road to 101 - who wants to live overlooking a freeway? Their must be air quality concerns here.	/files/original/missing.png
Feb 28 22 09:37:48 am	Strawberry Res1		37.88765718	-122.5073004	Shuck Drive, Mill Valley, California 94941, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57853	Potential Housing Site	What is happening with North Coast? This is potentially a great solution, but traffic impact, school impact, and transit must be studied in depth	/files/original/missing.png

Feb 28 22 09:38:50 am	Strawberry Res1		37.90116563	-122.5145209	11 Knoll Lane, Mill Valley, California 94941, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57854	Potential Housing Site	This site is on a frontage road to 101 - who wants to live overlooking a freeway? Their must be air quality concerns here.	/files/original/missing.png
Feb 28 22 09:40:19 am	Strawberry Res1		37.90581322	-122.5111037	70 North Knoll Road, Mill Valley, California 94941, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57855	Potential Housing Site	Traffic impact on Tiburon Blvd exit must be studied and mitigated. This will add traffic into Mill Valley that is already overwhelmed.	/files/original/missing.png
Feb 28 22 09:40:37 am	Strawberry Res1		37.90400586	-122.5092798	32 Eagle Rock Road, Mill Valley, California 94941, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57856	Potential Housing Site	Traffic impact on Tiburon Blvd exit must be studied and mitigated. This will add traffic into Mill Valley that is already overwhelmed.	/files/original/missing.png
Feb 28 22 09:43:18 am	Strawberry Res1		37.94093153	-122.4923873	Levee Road, San Quentin, California 94964, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57857	Potential Housing Site	If the state mandates more housing, demand they vacate San Quentin and make it available.	/files/original/missing.png
Feb 28 22 01:34:33 pm	Gavin Baxter	Gavin Baxter,gavinbaxteris@gmail.com,	38.0261027	-122.565219	1500 Lucas Valley Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57885	Potential Housing Site	254 units, potentially 1000 people if each is a 4 person family, there just isn't the infrastructure for this. Not from a fire safety view. The exodus last september was fraught enough and the LVHA are has just 538 homes. Much lower density, perhaps 40-50 units of 2 storey housing would make sense. But what about schooling? How is the Miller Creek School District supposed to absorb and provide for all these extra kids were the proposal to happen? there isn't the space. Lucas Valley would potentially have a 50% population growth under these plans. That's not proportional for the county at all. And not sustainable without a massive increase in support services, and for Lucas Valley road becoming heavily congested.	/files/original/missing.png
Feb 28 22 02:12:30 pm	Leyla Hill		38.01790541	-122.5336719	200 Smith Ranch Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57886	Potential Housing Site	This commercial building has been vacant for years. It could be converted into apartments. With the decline in occupancy of office space in the other building and a decreased need for parking in that huge lot, more apartments could be built there.	/files/original/missing.png
Feb 28 22 02:13:33 pm	Leyla Hill		37.99851077	-122.5367922	1 Las Gallinas Avenue, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57887	Potential Housing Site	Good idea, Ethan Strull.	/files/original/missing.png
Feb 28 22 02:33:04 pm	Deborah		37.98862054	-122.5400448	25 Rainbow Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57888	Potential Housing Site	Property is located at end of a steep uphill driveway. Limited parking with no possibility of adding more. All of property is on a steep slope	/files/original/missing.png
Feb 28 22 02:43:22 pm	MORGAN Lynn MURPHY		37.99259886	-122.5448084	11 Oak Ridge Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57889	Potential Housing Site	unsuitable for multi-family housing	/files/original/missing.png
Feb 28 22 02:44:00 pm	MORGAN Lynn MURPHY		37.99223105	-122.5464606	105 Oak Ridge Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57890	Potential Housing Site	unsuitable for multi-family housing	/files/original/missing.png
Feb 28 22 03:10:53 pm	Knoll way		37.99483525	-122.5435317	23 Knoll Way, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57892	Potential Housing Site	Property is located at end of a steep uphill driveway. Limited parking with no possibility of adding more. All of property is on a steep slope	/files/original/missing.png

Feb 28 22 03:31:44 pm	monibk2@comcast.net		37.98755506	-122.5364045	105 Glenside Way, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57893	Potential Housing Site	105 Glenside Way is not suitable for multi-family, due to its hilly location and single lane private access to the four homes in this section of Glenside.	/files/original/missing.png
Feb 28 22 03:54:27 pm	MM		38.0299068	-122.5294018	4579 Redwood Highway, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57896	Potential Housing Site	Way too many units in an undeveloped area with no amenities to support the residents there. The #1 problem is Water! We are in a drought.	/files/original/missing.png
Feb 28 22 04:00:09 pm	MM		38.03108993	-122.5330979	Saint Vincent Drive, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57898	Potential Housing Site	Undeveloped area with no amenities to support the residents. Traffic congestion a problem but #1 is No Water! We are in a drought. Not a good time to build anything.	/files/original/missing.png
Feb 28 22 04:20:43 pm	Daniel szawarzenski		38.03362514	-122.5283718	1 Saint Vincent Drive, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57899	Potential Housing Site	This seems very promising, lots of room and easy commute access to 101. Also local job opportunity.	/files/original/missing.png
Feb 28 22 04:29:27 pm	Tom Cooney		37.99035508	-122.5453238	9 Indian Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57900	Potential Housing Site	Limited access. We want the building department and community involved in what is built in this neighborhood. I want all new housing to follow the existing title. This neighborhood will be ruined by developers.	/files/original/missing.png
Feb 28 22 04:55:45 pm	Tessa W		38.03294909	-122.5310326	1 Saint Vincent Drive, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57902	Potential Housing Site	St. Vincents would be a good site due to large area, easy access to 101 and local jobs.	/files/original/missing.png
Feb 28 22 04:58:07 pm	Judy Schriebman		37.98965213	-122.5409567	20 Rainbow Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57903	Potential Housing Site	Not suitable for housing. Intermittent Creek flows through the property. Many Los Ranchitos homes are near to or border intermittent creeks. These maps are unsuitable as they do not show proper topography or watersheds. We regularly see bobcats, raccoons, hawks and owls on our property and we keep chickens and bees as well as farm vegetables and fruit trees for food security.	/files/original/missing.png
Feb 28 22 05:00:32 pm	Judy Schriebman		37.98873892	-122.5415415	9 Poco Paso, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57904	Potential Housing Site	Steep slope and ultra steep driveway/road makes this property unsuitable for additional housing	/files/original/missing.png
Feb 28 22 05:03:20 pm	Judy Schriebman		37.98884462	-122.5406241	20 Rainbow Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57905	Potential Housing Site	Most of property is up an extremely steep slope cut by 2 ephemeral creek drainages. This makes it unsuitable for building.	/files/original/missing.png
Feb 28 22 05:18:26 pm	John Philip		37.99032012	-122.5358981	56 Glenside Way, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57906	Potential Housing Site	56 Glenside Way is unsuitable for multi-resident housing because: steep slope, limited access, 20-foot wide roadway	/files/original/missing.png
Feb 28 22 05:36:08 pm	SW		37.99438713	-122.5429738	25 Knoll Way, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57907	Potential Housing Site	not suitable for additional housing , steep hillside minimal building area, compromised local water availability.	/files/original/missing.png

Feb 28 22 06:02:20 pm	Sarah Petras		37.99068371	-122.5345731	67 Los Ranchitos Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57908	Potential Housing Site	flag lot makes access to this property very difficult for more than one house. Half of the lot has a steep slope with added drainage for stability.	/files/original/missing.png
Feb 28 22 06:27:42 pm	19KnollWay		37.99370035	-122.5448311	19 Knoll Way, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57909	Potential Housing Site	Property is located at end of a steep and long uphill driveway. Limited parking with no possibility of adding more. All of property is on a steep hill/slope. Not suitable for additional housing, steep hillside, minimal building area, compromised local water availability.	/files/original/missing.png
Feb 28 22 06:32:32 pm	JJordan		37.99442729	-122.5419143	26 Knoll Way, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57910	Potential Housing Site	Unsuitable for multi family housing due to slope and potential traffic increase. Roads in the neighborhood are already narrow in the event of a fire or other disaster. Increasing residency without additional infrastructure to protect against fire and drought does not make sense.	/files/original/missing.png
Feb 28 22 07:00:37 pm	Doug lee		37.99080632	-122.5410479	56 Circle Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57911	Potential Housing Site	No access to back of property. Intermittent creek on one side of property. Irregular lot.	/files/original/missing.png
Feb 28 22 07:39:33 pm	Nancy		37.99006792	-122.5417142	55 Circle Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57912	Potential Housing Site	The property has a steep slope and is next to a creek. Los Ranchitos means "little ranches" and has a unique character, a "country-like" feel with a minimum of one acre lots. It is zoned for agriculture and farm animals. I have fruit trees, chickens and food gardens.	/files/original/missing.png
Feb 28 22 08:31:33 pm	Karen Anderson		38.04090916	-122.7877522	10002 Sir Francis Drake Boulevard, Nicasio, California 94950, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57913	Potential Housing Site	The pin says Nicasio but it's in Olema. It's steep with poor drainage. Plus not large enough for multiple homes. Also there is no easily available public transportation, which will increase traffic. Any area along SFD in Olema and on Bear Valley will be flooded with climate change.	/files/original/missing.png
Feb 28 22 08:34:04 pm	Karen Anderson		38.04200339	-122.786513	9950 Sir Francis Drake Boulevard, Nicasio, California 94950, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57914	Potential Housing Site	This is the PG&E site. We need the substation. And this would double the very small population of Olema.	/files/original/missing.png
Feb 28 22 08:37:34 pm	Karen Anderson		38.06745336	-122.8005409	100 Commodore Webster Drive, Point Reyes Station, California 94956, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57915	Potential Housing Site	This is the logical site for additional housing, and some housing already exists (with renovations).	/files/original/missing.png
Feb 28 22 08:54:16 pm	suziebuchholz		37.99330487	-122.5475979	65 Oak Ridge Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57916	Potential Housing Site	Please consider this: We feel this area is totally unsuitable for higher density. Our environment is already suffering and our planet is in peril. Cutting down the remaining trees and clearing green areas to replace them with concrete and high density development benefits no one in the long run. We purchased this property because it is a rare green spot with low density surrounded by urban development. Every day and night we share this small forest with wildlife. Their habitable area keeps getting smaller and smaller. It is a rare green oasis that we have worked hard to protect and enhance. Our planet needs trees. Once developed, they are gone forever. We need to save our few green zones for the sake of future generations. We have an obligation and responsibility to use good judgement and the discipline to protect our precious remaining green zones. Thank you.	/files/original/missing.png
Mar 01 22 01:12:20 pm	19IndianRoad		37.99040985	-122.5471201	19 Indian Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57942	Potential Housing Site	This is my property, and it is absurd to include it. It is extremely steep, virtually no level ground, it is up a one-lane, private road in the WUI. It is fully built out on the part of the hillside that is stable and usable. The rest of the hillside is wild and has frequent (multiple times daily) wildlife activity that would be at risk by further development. Additionally, there is wildfire risk and a one-lane road to exit in case of an emergency would be significantly more risk with addition residents and traffic. Increasing residency without additional infrastructure to protect against fire and drought does not make sense. Please delete this site and all similarly situated ones in Los Ranchitos from consideration for rezoning.	/files/original/missing.png
Mar 01 22 01:43:42 pm	jnish		37.99195203	-122.5475657	90 Oak Ridge Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57943	Potential Housing Site	While I understand the intent of this initiative, I don't believe this space is suitable for additional housing. We are on a single lane private road that has limited parking as it is (our home has only 2 spots available). Moreover, our house is on a steep hill and it would take significant resources to make it usable for housing. Please remove us from this site.	/files/original/missing.png

Mar 01 22 01:51:27 pm	brianboates	brianboates,boates@gmail.com,	37.99216341	-122.5465733	105 Oak Ridge Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57944	Potential Housing Site	<p>This U-shaped lot is my property. The entire property besides where my house and garage are located is all very steep and almost inaccessible hillside. There is limited access even to my home by one single-lane private road. This is in no way suitable for additional housing. There is also a significant amount of wildlife that occupy this property and neighboring properties that would be completely disrupted with further development.</p> <p>Please remove this lot; delete this site and all similarly situated ones in Los Ranchitos from consideration for rezoning.</p>	/files/original/missing.png
Mar 01 22 02:16:01 pm	Bonnie Lau		37.99255236	-122.5468844	101 Oak Ridge Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57945	Potential Housing Site	<p>This is my property and unsuitable for rezoning or development of multi-family housing. Our house is located on a private road that dead ends, up an extremely steep hill, on the WUI - most cars need to reverse along a narrow road to exit our property. The hillside hosts abundant wildlife that would be negatively impacted by further development. There is also severe wildfire risk in our area, and further development would aggravate the risks and traffic associated with evacuating many residents. The existing infrastructure, including sewage and electrical, would not be able to support additional development. We also have a sewage easement that runs under our and several neighboring houses that would need to be expanded, causing significant damage and disruption. Please do not rezone our property or adjacent homes in Los Ranchitos.</p>	/files/original/missing.png
Mar 01 22 03:06:45 pm	Elizabeth King	Elizabeth King,snowden23@gmail.com,	37.9928187	-122.5478125	79 Oak Ridge Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57946	Potential Housing Site	<p>This is my property and unsuitable for rezoning or development of multi-family housing. It is on a steep hillside that is not suitable for further development. My house is also up a very steep road on the WUI. The hillside hosts abundant wildlife that would be negatively impacted by further development. There is also severe wildfire risk in our area, and further development would aggravate the risks and traffic associated with evacuating many residents. Please do not rezone my property or adjacent homes in Los Ranchitos.</p>	/files/original/missing.png
Mar 01 22 03:07:39 pm	Christian		37.99255658	-122.5469488	101 Oak Ridge Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57947	Potential Housing Site	<p>Our property, and in fact all of our neighbors on elevated properties, are completely inappropriate for this rezoning / development of multi-family housing. The steep pitched hillsides and tight access abutting the WUI should be reason enough. We have limited utilities which were only installed to service a small number of residences - the infrastructure needed to increase would generate irreparable devastation to the pristine native countryside. The reason we have such abundance of native habitat is a result of this land being largely untouched and left to the wild edge. A reason we moved to the area. The legacy, ancient valley, live and black oaks, Great Horned Owl habitat, the wild cats that take refuge here would be changed forever. We should be preserving our wild spaces, not adding more structures and people. There are so many brown field sites on the lower areas on the 101 corridor that could be utilized for this need. We hope common sense prevails.</p> <p>Please do not rezone our property or adjacent homes in Los Ranchitos.</p>	/files/original/missing.png



MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA BALANCING ACT SUBMISSION

Location	Comment	Scenario	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
A - 2754 Novato Boulevard (North Novato)	Fire risk and lack of water.	Countywide												X	X			
A - 2754 Novato Boulevard (North Novato)	The traffic on the streets between this parcel and the freeway are a congested mess already. Building in this fire zone will make inflow and outflow as well as access to emergency services so highly compacted that it will result in tragedy.	Countywide				X								X				
A - 2754 Novato Boulevard (North Novato)	This allows people to stay in Marin County whereas they are moving into Sonoma County now so I prefer this site to keep families living in Marin -- but the road needs to be widened to absorb the extra traffic and people pulling out to make left and right turns, etc. This needs nice frontage roads too for slower traffic to be able to get out onto the 101 and off safely.	Countywide																X
A - 2754 Novato Boulevard (North Novato)	Near Novato schools and infrastructure. Near freeway.	Infill																X
B - 160 Shoreline Highway (Almonte)	Another horrendous place for such a massive building. Seal level rise, Manzanita already floods almost monthly - way too much traffic on hwy 1. Stinson, muir woods, Mt. Tam and muir beach get millions of visitors. Need to build a highway to serve all that traffic, completely redensing Tam junction. And many of MV residents go through the area. Bad, bad, bad place to ram housing in.	Countywide				X					X							
B - 160 Shoreline Highway (Almonte)	As long as this area is raised so that the units are not subject to flooding and same with their cars-- parking and housing need to be built above king tides and flood levels and then that would be fine.	Countywide									X							X
B - 160 Shoreline Highway	Density closer to the city like this location is preferred. Along the highway/commuter corridor is a plus as well.	Countywide																X
B - 160 Shoreline Highway	Storymaps.arcgis.com Richardson bay resilience SLR projections and interactive map	Enviro Hazard									X							
C - 935 Sir Francis Drake Boulevard (Kentfield)	workforce housing, college student housing, family housing as long as there is parking for all their cars. Parking is key to the success of this as they need their cars to get to work and take younger kids to their schools too.	Countywide															X	X
D - Los Ranchitos Road (Los Ranchitos)	Closer to the city (than Novato) so a little less commute time. Close to bus lines. Wish it was closer to more amenities though there are a few grocery stores/markets nearby.	Countywide			X													X
D - Los Ranchitos Road (Los Ranchitos)	Higher density as close to Hwy 101 makes the most sense.	Countywide																X
D - Los Ranchitos Road (Los Ranchitos)	Is any thought given to the planning for family needs, heritage trees, drainage and creeks, earthquake and slides.? What about quality of life? Reduce the numbers and come up with healthful considerations	Countywide		X	X					X		X						
D - Los Ranchitos Road (Los Ranchitos)	There is no spare land in this neighborhood. All parcels are occupied. Streets don't have sidewalks and are narrow. Already hard to get out if there was a fire. And it is on open space. We don't have enough water for more residents at these sites. Not a good candidate for this plan.	Countywide							X	X		X		X	X			
D - Los Ranchitos Road (Los Ranchitos)	This area could handle 4 plex apartment units and this would be good for families, workforce, seniors too.	Countywide																X
D - Los Ranchitos Road (Los Ranchitos)	Why can't I adjust the number of units at this site?	Countywide																
E - 2 Jeannette Prandi Way (Lucas Valley)	Building in the southeast section of this parcel on the open fields would likely upset a lot of people in the neighborhood. The area is essentially a public park and the paths around the fields are are heavily trafficked by walkers and families. I think people would be more supportive of filling in areas in the southwest and north of the property, or replacing existing buildings/facilities with housing.	Countywide								X		X						X
E - 2 Jeannette Prandi Way (Lucas Valley)	No public transit (one road in and out) and fire risk.	Countywide						X						X				
E - 2 Jeannette Prandi Way (Lucas Valley)	This area is now Lucas Valley Park and has been since the late 1990s. Inappropriate.	Countywide										X						
E - 2 Jeannette Prandi Way (Lucas Valley)	This is already pretty far out and it would be fine for both workforce and senior housing and the seniors need to have access to good public transportation options so they can get food, to the bank, to the doctor, etc.	Countywide																X
E - 2 Jeannette Prandi Way (Lucas Valley)	this website is not a reliable way to seek community feedback. It assumes that each participant is familiar with all the sites in Marin County in order to move the housing around. Specifically on Jeannette Prandi housing, my opinion would be to expand on the low income senior housing that is already there- 50 units would likely double the existing senior housing and be plenty for the heavily trafficked LUCAS VALLEY Road and surrounding community.	Countywide															X	X
E - 2 Jeannette Prandi Way (Lucas Valley)	Unlike 55 Marinwood Avenue, the areas further West within this section of Lucas Valley would be a dangerous area for new housing. The narrow valley with strong Western Wind shares similarities with the town of Paradise and its fatal experience with Fire. The green space at Jeannette Prandi Way is the only fire break within a dense construction of highly inflammable houses (resembling the Boulder, CO. neighborhood that burned this winter). For this valley to takes its fair share of county-wide new housing, the most intelligent solution would be to redevelop 55 Marinwood.	Countywide												X				
E - 2 Jeannette Prandi Way (Lucas Valley)	the road and size of land is really good for dense suburban homes	Enviro Hazard																X
E - 2 Jeannette Prandi Way (Lucas Valley)	This area is already developed: Lucas Valley Park. See Marin County Parks.	Enviro Hazard										X						
E - 2 Jeannette Prandi Way (Lucas Valley)	This area is now Lucas Valley Park.	Equity										X						
E - 2 Jeannette Prandi Way (Lucas Valley)	There should be. no development at this site. It's now a park--Lucas Valley Park and has been since the late 1990s. It was developed such as part of the development of the 80-unit Rotary Valley Village development.	Infill										X						
F - 190 A Donahue Street (Marin City)	Density closer to the city like this location is preferred. Along the highway/commuter corridor is a plus as well.	Countywide																X
F - 190 A Donahue Street (Marin City)	Ideal location close to shopping and jobs.	Countywide																X
F - 190 A Donahue Street (Marin City)	Placing additional units here wouldn't be in line with the "Address Racial Equity and Historic Patterns of Segregation" Scenario because there is already a majority of public housing and low income units in Marin City	Equity															X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA BALANCING ACT SUBMISSION

G - 155 Marinwood Avenue (Marinwood)	I would like to see the housing that should have been built by Bridge Housing years ago for seniors and families finally get built-- it will be a great addition to the neighborhood and is very much needed.	Countywide																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				</
--------------------------------------	---	------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA BALANCING ACT SUBMISSION

L - 26500 Main Street (Tomaes)	Tomaes does not have enough water or jobs to add this many units.	Countywide				X											X			
M - 1 St Vincents Drive(St. Vincents)	Along the 101 corridor; room for more than this number; included in Marin Housing Pan.	Countywide																		X
M - 1 St Vincents Drive(St. Vincents)	I would love to see this developed for families, seniors, workforce housing-- all kinds of housing built on this site as it is perfect and beautiful and much preferable to living further out Lucas Valley road.	Countywide																X		X
M - 1 St Vincents Drive(St. Vincents)	St. Vincents consists of nearly 800 acres of land situated in the US 101 corridor. Its proximity to transportation and services makes it ideal for development of housing of all types and at all levels of affordability. The most developable portion of the St. Vincents property is that land located west of Holy Rosary Chapel--between US 101 and the Chapel. This land is on higher ground and not subject to sea level rise. Further, existing terrain provides a natural buffer such that housing can be located on the site without affecting the visual corridor; development would not be visible from US 101. This property should be further studied to determine just how many units can be accommodated here. It is the ideal site.	Countywide																X		X
M - 1 St Vincents Drive(St. Vincents)	This seems like a more economically realistic area, good access to 101 and infrastructure	Countywide																		X
M - 1 St Vincents Drive(St. Vincents)	this website is not a reliable way to seek community feedback. It assumes that each participant is familiar with all the sites in Marin County in order to move the housing around. Some confusion at this site about 1800 vs 221 units- big difference. My opinion is that some development could happen at this site, but 1800 would be a huge burden to the traffic on the 101 in this area and could not be supported by the existing marinwood infrastucture	Countywide								X										X
M - 1 St Vincents Drive(St. Vincents)	Traffic is going to be a problem. Lack of water.	Countywide				X											X			
M - 1 St Vincents Drive(St. Vincents)	403 units is much less than the capacity at St Vincent's. This is an area that could absorb a mix of housing types, and is close to highway 101.	Enviro Hazard																X		X
M - 1 St Vincents Drive(St. Vincents)	Should be placed on this parcel but above 5 ft rise zone.	Enviro Hazard									X									X
M - 1 St Vincents Drive(St. Vincents)	St. Vincents consists of nearly 800 acres of land situated in the US 101 corridor. Its proximity to transportation and services makes it ideal for development of housing of all types and at all levels of affordability. The most developable portion of the St. Vincents property is that land located west of Holy Rosary Chapel--between US 101 and the Chapel. This land is on higher ground and not subject to sea level rise. Further, existing terrain provides a natural buffer such that housing can be located on the site without affecting the visual corridor; development would not be visible from US 101. This property should be further studied to determine just how many units can be accommodated here. It is the ideal site.	Enviro Hazard																X		X
M - 1 St Vincents Drive(St. Vincents)	St. Vincents consists of nearly 800 acres of land situated in the US 101 corridor. Its proximity to transportation and services makes it ideal for development of housing of all types and at all levels of affordability. The most developable portion of the St. Vincents property is that land located west of Holy Rosary Chapel--between US 101 and the Chapel. This land is on higher ground and not subject to sea level rise. Further, existing terrain provides a natural buffer such that housing can be located on the site without affecting the visual corridor; development would not be visible from US 101. This property should be further studied to determine just how many units can be accommodated here. It is the ideal site.	Enviro Hazard																X		X
M - 1 St Vincents Drive(St. Vincents)	Marin Housing plan provides for this scale of development at St Vincent.	Equity																		X
M - 1 St Vincents Drive(St. Vincents)	St. Vincents consists of nearly 800 acres of land situated in the US 101 corridor. Its proximity to transportation and services makes it ideal for development of housing of all types and at all levels of affordability. The most developable portion of the St. Vincents property is that land located west of Holy Rosary Chapel--between US 101 and the Chapel. This land is on higher ground and not subject to sea level rise. Further, existing terrain provides a natural buffer such that housing can be located on the site without affecting the visual corridor; development would not be visible from US 101. This property should be further studied to determine just how many units can be accommodated here. It is the ideal site.	Equity																X		X
M - 1 St Vincents Drive(St. Vincents)	The St. Vincent's property is nearly 800 acres within the US 101 corridor--close to transportation and services, a prime location for housing. Much of the property is located at higher elevations, so not subject to sea level rise. The area with greatest potential for housing development is located west of Holy Rosary Chapel (between the Chapel and US 101), where existing terrain would shield it from view from US 101, thereby maintaining the visual corridor. This area could accommodate all levels and densities of housing as a planned development.	Equity																X		X
M - 1 St Vincents Drive(St. Vincents)	Why so many here?	Equity								X										
M - 1 St Vincents Drive(St. Vincents)	St Vincent and Siviera Ranch can accommodate this development according to Marin Housing Plan and latest final EIA (~2007?).	Infill																		X
M - 1 St Vincents Drive(St. Vincents)	St. Vincents consists of nearly 800 acres of land situated in the US 101 corridor. Its proximity to transportation and services makes it ideal for development of housing of all types and at all levels of affordability. The most developable portion of the St. Vincents property is that land located west of Holy Rosary Chapel--between US 101 and the Chapel. This land is on higher ground and not subject to sea level rise. Further, existing terrain provides a natural buffer such that housing can be located on the site without affecting the visual corridor; development would not be visible from US 101. This property should be further studied to determine just how many units can be accommodated here. It is the ideal site.	Infill																X		X
N - 690 Redwood Hwy Frontage Road (Strawberry)	Strongly prefer more housing in locations like this closer to the city - where jobs are - to shorten commutes and decrease traffic sprawl. This site is also close to the highway/commuting corridor which is a plus. Density closer to the city is preferred.	Countywide																		X

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA BALANCING ACT SUBMISSION

N - 690 Redwood Hwy Frontage Road (Strawberry)	The area marked on the frontage road is extremely narrow for any type of building. It would severely impact the stability of the established housing on the hillside above. In addition, you would have housing on a narrow strip where there isn't even room for a sidewalk. There is no ability to expand the frontage road where traffic and intersections already receive a failing grade. Looking at the geography, you are basically trying to cram housing into the already crowded bottom of the funnel. It makes no sense. There is no room for parking - and please do not feed us a line that people who live here will use public transportation and not own cars as that is never the case.	Countywide					X	X				X							
N - 690 Redwood Hwy Frontage Road (Strawberry)	The property would be fine for housing, but the increased traffic to the nearby intersections would be untenable. Specifically, the intersections of Redwood Highway Frontage Road with Seminary Drive (at the 7-Eleven) and Tiburon Blvd to the north are both overloaded, and will be several fold worse already with the planned Seminary development within Strawberry. Adding additional housing here would further overload these intersections which have no alternative routes for traffic coming to/from the area.	Countywide					X												
N - 690 Redwood Hwy Frontage Road (Strawberry)	This would be great for seniors as it is nearby public transportation and shopping. It would be good wo	Countywide																	X
O - 217 Shoreline Highway (Tamalpais)	Density closer to the city like this location is preferred. Along the highway/commuter corridor is a plus as well.	Countywide																	X
O - 217 Shoreline Highway (Tamalpais)	Senior housing as long as it is raised up high enough not to be in a flood zone and ruin their cars-- The area is congested so they couldn't build much more due to the traffic congestion.	Countywide																	X
O - 217 Shoreline Highway (Tamalpais)	Traffic is a problem.	Countywide					X												
O - 217 Shoreline Highway (Tamalpais)	Storymaps.arcgis.com Richardson bay resilience SLR projections and interactive map	Enviro Hazard											X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	4900 SFD Blvd. is an inappropriate site for housing or any kind for several reasons: It is cross crossed by streams, it is a historically agricultural property with active ag use, and it is a beloved view corridor right at the gateway of the Valley. IThis proposal would be extremely controversial. Please consider maximizing housing at the current Woodacre fire station. From a housing advocate.	Countywide												X					
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I don't think this will be feasible due to lack of infrastructure and job opportunity	Countywide			X	X													
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	If school property yes on number of units. Limit single family. Cluster housing preferred. Senior and low income.	Countywide																	X
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	No development on Sir Francis Drake in West Marin. It's already impossible to evacuate on this road.	Countywide					X								X				
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	No one wants to see the entrance to our Valley sullied by an enclave of homes for people earning over \$132,000 a year. This location is not inside any village boundary. And this survey will not let us show zero units at this site. It allows eight units no matter what. This survey is extremely flawed!	Countywide																X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	This is a terrible place to put a bunch of housing units since there is no buffer between Sir Francis Drake and the homes. Other homes in the area are not directly visible from Sir Frances Drake as these would be and would be an unwelcome eye-sore. Most homes are at least one street off of Sir Francis Drake.	Countywide												X					
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	This is agricultural land and not suitable for housing. It will destroy the entrance to the Valley. Only put new housing within the village boundaries.	Countywide												X					
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	This is out in the middle of nowhere and so this would be good for seniors if they have good public transportation to get them to shopping, banks, doctor appointments, entertainment and if there is good internet access for them to be able to stream shows and movies and do email etc. -- Transportation is key to this remote location being a success.	Countywide																	X
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	This site is completely inappropriate for development in the valley. There should be 0 units in this location, I repeat zero. This site would not be "infill". It would forever mar the open space gateway to one of the most beautiful rural valleys in the world and the Point Reyes National Park. It is not within the village boundaries as required. There would be massive community protest, legal action, and resistance to developing this site.	Countywide										X		X					
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	Preservation of open space/ag easement here is important to SGV community.	Enviro Hazard												X					
Q - 800 Atherton Avenue (North Novato)	Encourage more building closer to the city or Richmond Bridge, where most people commute to daily. There aren't the jobs in Novato so this will lead to increased commutes and traffic. Build closer to the city and job centers.	Countywide				X	X												
Q - 800 Atherton Avenue (North Novato)	Fire danger, sensitive and endangered species in this area. Wildlife corridor.	Countywide												X		X			
Q - 800 Atherton Avenue (North Novato)	Put them all here.	Countywide																	X
Q - 800 Atherton Avenue (North Novato)	Atherton Avenue is severely affected when Route 37 floods, with several hundred additional cars travelling this route. This is an area where the county has mandated minimum lot sizes and has retained the "rural, agrarian" nature of the area. As a result there are no stop signs or street lights. Developing highly dense housing in the Atherton corridor is risky until the Hwy 37 flooding problems are fixed, and once they are the housing that is built should not be at a density above 10 units per acre given the lack of infrastructure.	Enviro Hazard			X		X					X	X						
R1 - 5800 Sir Francis Drake Boulevard (San Geronimo Valley)	Don't even think about it.	Countywide										X							

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA BALANCING ACT SUBMISSION

R1 - 5800 Sir Francis Drake Boulevard (San Geronimo Valley)	No public transit and fire risk.	Countywide						X						X				
R1 - 5800 Sir Francis Drake Boulevard (San Geronimo Valley)	Point Reyes is a great place to build more housing. Lovely community, local businesses would greatly benefit from more weekday patrons.	Countywide																X
R1 - 5800 Sir Francis Drake Boulevard (San Geronimo Valley)	This site should only be used for the fire dept. or for other public community services with the currently existing building. It's part of a large open space property that needs to continue to be preserved as open space in perpetuity.	Countywide									X							
R10 - 200 San Pedro Road (Santa Venetia)	Traffic already terrible here.	Countywide				X												
R11 - 110 Strawberry Drive (Strawberry)	Family Housing and workforce housing would be nice here--as long as there is plenty of parking for the new residents as parking is key --	Countywide																X
R11 - 110 Strawberry Drive (Strawberry)	Strawberry Drive is already impacted with very little ingress or egress. 28 is FAR TOO MUCH. All intersections here have a failing grade and there is no room to expand. Do not feed us a line that people living in these units will use public transportation as it has been proven time and time again that is not the case.	Countywide				X			X									
R11 - 110 Strawberry Drive (Strawberry)	Strongly prefer more housing in locations like this closer to the city - where jobs are - to shorten commutes and decrease traffic sprawl. Also like that this site is also close to the highway/commuter corridor. Density closer to the city like this location is preferred.	Countywide																X
R11 - 110 Strawberry Drive (Strawberry)	The property would be fine for housing, but the increased traffic to the nearby intersections would be untenable. Specifically, the intersections of Redwood Highway Frontage Road with Seminary Drive (at the 7-Eleven) and Tiburon Blvd to the north are both overloaded, and will be several fold worse already with the planned Seminary development within Strawberry. Adding additional housing here would further overload these intersections which have no alternative routes for traffic coming to/from the area.	Countywide				X												
R12 - Mesa Road (Bollinas)	Lack of public transportation.	Countywide						X										
R13 - 26600 State Route 1 (Tomaes)	Lack of public transportation.	Countywide						X										
R14 - 13270 Sir Francis Drake Boulevard (Inverness)	sites on Tomaes Bay are not suitable due to sea level rise	Enviro Hazard									X							
R14 - 13270 Sir Francis Drake Boulevard (Inverness)	This is downtown Inverness. Sea level rise, water rationing, septic concerns all point to this as a bad choice.	Infill							X	X				X	X			
R15 -12785 Sir Francis Drake Boulevard (Inverness)	Rural area with serious water availability and fire safety issues. Transportation is non-existent. Use sub/urban sites where infrastructure and infilling can be maximized.	Infill						X				X		X	X			
R16 - 60 Fifth Street (Pt. Reyes Station)	Lack of public transportation.	Countywide						X										
R16 - 60 Fifth Street (Pt. Reyes Station)	This is half of the developed commercial area in a small town, already overtaxed by tourism. Water availability is a serious question for the residents now. Septic issues exist due to a high water table. Sea level rise will impact this area. Traffic and parking problems exist today.	Infill				X	X				X				X			
R17 - 11598 State Route 1 (Pt. Reyes Station)	Lack of public transportation.	Countywide						X										
R17 - 11598 State Route 1 (Pt. Reyes Station)	no septic. no safe egress/ingress for 60 units (#100+/- cars 2 x daily). hilly topography. on watershed	Enviro Hazard				X						X		X	X			
R17 - 11598 State Route 1 (Pt. Reyes Station)	This is a rural area with serious infrastructure considerations and restrictions. Water availability is questionable, waste water concerns above a fragile creek side ecosystem. Fire danger exists. Climate change will only exacerbate these issues. Infilling urban/suburban areas is preferable.	Infill						X			X	X			X			
R18 - 375 Shoreline Highway (Tamalpais)	There is way too much traffic in Tam Junction. It is the worst place imaginable to add more housing. Everyone forgets about all the tourist traffic that has to go through Tam Junction. Muir Woods get's a million visitors a year, Muir Beach, Stinson, and Mt. Tam and MMWD all get millions of visitors and probably all of that traffic goes through Tam Junction	Countywide				X												
R18 - 375 Shoreline Highway (Tamalpais)	Traffic and fire risk are a problem.	Countywide				X								X				
R19 - Tennessee Valley Road (Tamalpais)	Density closer to the city like this location is preferred. Along the highway/commuter corridor is a plus as well.	Countywide																X
R19 - Tennessee Valley Road (Tamalpais)	Same thing, Tam junction is already slammed with traffic.	Countywide				X												
R19 - Tennessee Valley Road (Tamalpais)	Traffic is a problem.	Countywide				X												
R19 - Tennessee Valley Road (Tamalpais)	Storymaps.arcgis.com Richardson bay resilience SLR projections and interactive map	Enviro Hazard									X							
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	"The access to the Eagle Rock Road area is already very difficult. The narrow street, especially on the lower exit side, is concerning should there be more development in the area. All it takes is one truck to completely block the exit path from this area. I am already concerned about getting out safely should a fire happen in this area which has high fire potential. With the steep hill median strip (that is constantly slipping in rain storms) there is nowhere to widen the road. These steep hillsides are not a good location for additional housing, especially multi-tenant housing. The current traffic backing up at the Tiburon Blvd/Blithedale exit is already a problem. Additional traffic at this location is not a good idea. Please remove sites R2 and R7."	Countywide				X			X					X				
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	Access to this location is horrible. There are NO sidewalks already to and from the location. People are almost hit daily walking on North Knoll Road. There is NO ability to add sidewalks due to the topography. The streets here are narrow and you are simply adding 50+ new cars (please do not try and say this is transportation friendly and that people here won't own cars).	Countywide				X	X		X					X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA BALANCING ACT SUBMISSION

R2 - North Knoll Road and St. Thomas Drive (Strawberry)	No infrastructure including water hook-up, endangered plant species and wildlife habitats threatened. No easy traffic access including for fire evacuation. That hillside just caught fire in 2021; noisy right next to freeway at hill due to cars and trucks revving engines to get over hill	Countywide		X		X							X		X	X			
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	Strongly prefer more housing in locations like this closer to the city - where jobs are - to shorten commutes and decrease traffic sprawl. This site is also right along the highway/commuting corridor which is a plus. Density closer to the city like this location is preferred.	Countywide																	X
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	There is already multi unit housing in the area. Traffic is a problem.	Countywide				X				X									
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	This is around the corner from where I live in Kruger Pines Retirement Home at 47 N Knoll Road and this would be a fine location for more Senior housing which is much needed for boomers born 1946-1964 who are falling into homelessness with more and more frequency. Marin Food Bank could deliver food and Extra Food too since they already come here. This would be a welcome, much needed addition to the neighborhood.	Countywide																X	X
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	This is pristine natural land with an abundance of local species of wildlife.	Countywide											X						
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	This site is not appropriate for high density housing. The Eagle Rock neighborhood already has traffic problems, and adding units will exacerbate those issues. This particular site is in an inaccessible extreme slope. Adding high density housing to this site will also destroy the family neighborhood surrounded by open space. Please consider repurposing more urban locations.	Countywide				X				X			X						
R20 - 260 Redwood Highway Frontage Road (Almonte)	Density closer to the city like this location is preferred. Along the highway/commuter corridor is a plus as well.	Countywide																	X
R20 - 260 Redwood Highway Frontage Road (Almonte)	prone to flooding, seal level rise and traffic on 101 horrible and traffic through Tam junction horrible. Wrong place to add more housing	Countywide				X					X								
R20 - 260 Redwood Highway Frontage Road (Almonte)	Storymaps.arcgis.com Richardson bay resilience SLR projections and interactive map	Enviro Hazard									X								
R20 - 260 Redwood Highway Frontage Road (Almonte)	This Infill site that was in a Redevelopment area decades ago, is presently zoned for a Hotel, with a garage built under the building, adjacent to Richardson Bay, a 100,000 S.F. Office building on the North and a houseboat community with an Office building on the South side. A distinctively designed building with state-of-the-art innovative elements addressing Climate change, Sea level rise and other changing environmental conditions in crisis mode, such as flooding, fire, power outages, etc. could provide very convenient work force, senior and affordable Housing, together with a Hotel, consisting of several stories of coexisting living- featuring materials and components that would demonstrate how imaginative and solution oriented goals can be attained , while getting cars off the road and facilitating the use of bicycles, buses, walking and jogging to nearby destinations - while also providing jobs and educating prospective workers in the construction, maintenance and service in the hospitality Industry. The substantial fees received by the county of Marin and monies spent with the nearby merchants and businesses would be of great value to the countywide community!	Infill																	X
R21 - 204 Flamingo Road (Tamalpais)	Again, Tam junction - already beyond carrying capacity. Why doesn't anyone do a traffic study? We're getting all of West Marin's traffic and MV's traffic. The entire Tam junction needs total rebuild and redesign before any additional housing is put there. This should be obvious.	Countywide				X													
R21 - 204 Flamingo Road (Tamalpais)	This looks like a good site to put 21 housing units in for seniors-- we need more senior housing and they do not go far very often and so this would not add to much traffic congestion if they were given senior housing there.	Countywide																	X
R21 - 204 Flamingo Road (Tamalpais)	Storymaps.arcgis.com Richardson bay resilience SLR projections and interactive map	Enviro Hazard									X								
R22 - 2400 Sir Francis Drake Drive (Unincorporated Fairfax)	Fairfax is a terrible place to do massive development. SFD blvd is slammed with all kinds of traffic. Local and tourist traffic. Pt. Reyes, Olema, Stinson, MMWD all get millions of visitors a year- all of which travel on SFD.	Countywide				X													
R22 - 2400 Sir Francis Drake Drive (Unincorporated Fairfax)	More senior housing is needed and they would not add to the traffic congestion on Sir Francis Drake in the AM & PM peak traffic times.	Countywide																	X
R22 - 2400 Sir Francis Drake Drive (Unincorporated Fairfax)	Prefer other housing closer to the highway/commuting corridor and closer to the city for shorter commute to jobs.	Countywide				X													
R3 - 275 Olive Avenue (Blackpoint)	This location is not within walking distance or near any public transit including bus stops, grocery store, gas station, or any amenities. Recommend to instead build more housing near those amenities and public transit. It is also farthest away from most of the jobs people commute to in the city or East Bay, so will increase commute times and congestion due to lack of being near any public transit. Prefer more density in other locations that are closer to the city.	Countywide				X	X		X										
R4 - 5600 Nicasio Valley Road (Nicasio)	There are lots of agricultural workers in West Marin who would benefit from affordable housing in Nicasio.	Countywide																	X
R5 - 299 Olive Avenue (Blackpoint)	This location is not within walking distance or near any public transit including bus stops, grocery store, gas station, or any amenities. Recommend to instead build more housing near those amenities and public transit. It is also farthest away from most of the jobs people commute to in the city or East Bay, so will increase commute times and congestion due to lack of being near any public transit. Density in other locations closer to the city is preferred.	Countywide				X	X		X										
R6 - Donahue Street (Marin City)	Density closer to the city as in this location is preferred. Along the highway/commuter corridor is a plus as well.	Countywide																	X
R6 - Donahue Street (Marin City)	Placing additional units here wouldn't be in line with the "Address Racial Equity and Historic Patterns of Segregation" Scenario because there is already a majority of public housing and low income units in Marin City	Equity																X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA BALANCING ACT SUBMISSION

R7 - Eagle Rock Road (Strawberry)	"The access to the Eagle Rock Road area is already very difficult. The narrow street, especially on the lower exit side, is concerning should there be more development in the area. All it takes is one truck to completely block the exit path from this area. I am already concerned about getting out safely should a fire happen in this area which has high fire potential. With the steep hill median strip (that is constantly slipping in rain storms) there is nowhere to widen the road. These steep hillsides are not a good location for additional housing, especially multi-tenant housing. The current traffic backing up at the Tiburon Blvd/Blithedale exit is already a problem. Additional traffic at this location is not a good idea. Please remove sites R2 and R7."	Countywide					X				X					X			
R7 - Eagle Rock Road (Strawberry)	Eagle Rock is already pretty well built-out. The ability to turn off of the main intersection here is already hotly contested. This would be more cars with the inability to turn to go home. Do not feed us all the line that people who live here will not have cars and will only use public transportation. That never turns out to be the case.	Countywide					X	X											
R7 - Eagle Rock Road (Strawberry)	Incredibly steep terrain; no room for 32 units; no water hook-up, access or other infrastructure, which could lead to neighborhood evacuation problems in a fire-prone area; already bad traffic on tiburon boulevard; abundant wildlife with nowhere to go if you destroy their habitat	Countywide			X			X				X			X		X		
R7 - Eagle Rock Road (Strawberry)	Prefer more housing in locations like this closer to the city - where jobs are - to shorten commutes and decrease traffic sprawl. Also like that this site is closer to the highway/commuting corridor.	Countywide																	X
R7 - Eagle Rock Road (Strawberry)	This is pristine natural land with an abundance of local species of wildlife.	Countywide											X						
R7 - Eagle Rock Road (Strawberry)	This is the next street over from me as I live in Kruger Pines 47 N Knoll Road- we would need a traffic light put at N Knoll Rd & Tiburon Blvd-- redo that intersection and make N Knoll Road a county maintained road too as it is just pot holes now and getting worse. The traffic has to be very aggressive leaving the neighborhood to make a right turn to get on the 101. There is no way to make left turns at all onto Tiburon Blvd. so that whole intersection needs to be redone. It could be family and workforce up on Eagle Rock and put the seniors on N. Knoll Road.	Countywide						X										X	X
R7 - Eagle Rock Road (Strawberry)	This site is not appropriate for high density housing. The Eagle Rock neighborhood already has traffic problems, and adding units will exacerbate those issues. This particular site is on extreme slope - likely a 30% grade. Adding high density housing to this site will also destroy the family neighborhood surrounded by open space. Please consider repurposing more urban locations.	Countywide						X				X		X					
R7 - Eagle Rock Road (Strawberry)	Traffic is horrible in this area. Also there is a lot of street parking on Eagle Rock. Adding additional housing will only cause worse conditions. The open space on ring mountain is home to many wildlife (owls, coyotes, turkey, deer and bobcats not to mention smaller animals as well.)	Countywide						X	X			X		X					
R8 - 8901 Redwood Boulevard (North Novato)	Fire risk and lack of water for more residents. This appears to be over a state park. No development on a state park.	Countywide											X			X	X		
R8 - 8901 Redwood Boulevard (North Novato)	Prefer more building down south near the city/jobs, for shorter commutes, less traffic, and less sprawl.	Countywide						X					X						
R8 - 8901 Redwood Boulevard (North Novato)	Too close to important Miwok site.	Enviro Hazard						X							X				
R9 - Sir Francis Drake Boulevard (San Quentin)	Traffic to get to the bridge is already terrible. Reroute the road going to the bridge and this would be a good location.	Countywide						X											
Total RHNA Allocation	This is far too much that is being shoved down into the funnel where there is little land available (Strawberry, Marin City). The County needs to be aggressive and pushing back on ABAG and the state. San Francisco has over 40,000 vacant properties so let Weiner deal with getting San Francisco vacancies down and stop shoving the issue onto Marin.	Countywide																	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
1009 Idleberry (Lucas Valley/Marinwood)	I am concerned since I never received this notice. I learned about it from one neighbor on Thursday 2/24. How were property owners in this area notified? How many homeowners have you contacted. I don't know any who has been notified except the neighbor that told me. Please give me the courtesy of a response. This is a lovely area but with many limitations & constraints for development – infrastructure limited ingress & egress on Lucas Valley Road schools etc. Additionally this is a WUI wildfire area. A recent minor fire caused limited area evacuations. I was evacuated and this small event caused alarming road congestion. In case of a more extensive fire it would be a disaster.	Email		X	X	X								X				
1501 Lucas Valley Road (Lucas Valley/Marinwood)	I am concerned since I never received this notice. I learned about it from one neighbor on Thursday 2/24. How were property owners in this area notified? How many homeowners have you contacted. I don't know any who has been notified except the neighbor that told me. Please give me the courtesy of a response. This is a lovely area but with many limitations & constraints for development – infrastructure limited ingress & egress on Lucas Valley Road schools etc. Additionally this is a WUI wildfire area. A recent minor fire caused limited area evacuations. I was evacuated and this small event caused alarming road congestion. In case of a more extensive fire it would be a disaster.	Email		X	X	X								X				
223 Shoreline Highway (Tam Junction)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS “F” Of Local Roadways:. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X		X		X	X	X	X	X	X	X		
223 Shoreline Highway (Tam Junction)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS “F” Of Local Roadways:. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X		X		X	X	X	X	X	X	X		
254 Lucas Valley Road near Terra Linda Ridge	I am writing to urge you NOT to approve the Marinwood/Lucas Valley sites under consideration to satisfy the Association of Bay Area Governments Regional Housing Needs Allocation Plan. Developments at these six sites (St. Vincent's School, Marinwood Market, 530 Blackstone Drive, 7 Mt. Lassen, 2 Jeannette Prandi Way, and Lucas Valley Road near Terra Linda Ridge) would result in more than 2300 housing units. While I know that some of the proposed housing is intended for teachers and other critical workers and for low income housing, both of which are important and necessary, it seems like too much development for the infrastructure of this small area. Additionally, all of these proposed development sites are within the Miller Creek School District boundaries and the unfunded impact of these developments on the District would be disastrous. Since the District is currently funded using a Basic Aid Model, it gets no per pupil funding. This means that all the additional students these developments generate will not result in additional funding for the District.	Email		X	X						X						X	
254 Lucas Valley Road near Terra Linda Ridge	I found the online tools for commenting cumbersome and inscrutable, and much too time consuming to use. So, the following are my comments about specific housing allotment recommendations in Marinwood Lucas Valley. Lucas Valley Rd/near terra Linda Ridge: 26 Where is this? Where the stable is now located?	Email																

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
254 Lucas Valley Road Near Terra Linda Ridge	I'm taking this opportunity as a resident of Upper Lucas Valley in Marin to voice my views/concerns about the housing sites under consideration in my area: In general: I don't know what constitutes median vs low income, but in general I support add'l housing strategically placed and sensitively designed (to minimize negative impact on the environment and established communities) for essential workers such as school teachers, sheriff, police & fire dept and hospital staffers, many of whom currently commute long distances to work in the areas they serve. I'd like to see new homeownership opportunities (at below market rates) made available to these workers, as building more high-priced rental units serves no one but property owners. Sites under consideration in the Marinwood/Lucas Valley areas: St Vincent's School – 1800; Marinwood Market – 136. These are both logical, less problematic sites for development, as they are walkable to the GG bus stop at/near Miller Creek & Marinwood Aves, with quick, easy access to the 101 fwy. I really hope to see sensitive urban planning on the St. Vincents site, so the beautiful open space currently grazed by cows does not become yet another soulless jungle of buildings standing shoulder to shoulder facing the freeway. Speaking as someone who's actually rooting for the Smart Train to not only survive, but thrive: part of any development of these sites should include a bike path/paths to connect either or both to the Civic Center Smart station. And/or a shuttle bus (it's too long to walk for commuters). 530 Blackstone Drive (site of religious house) – 32. I've no knowledge/opinion re: this site. 7 Mt Lassen (site of office park) – 58. 2 Jeannette Prandi Way (site of Juvenile Hall) – 254. My husband & I currently rent an office at 7 Mt. Lassen, so it's news to us that this site's under consideration. It's a beautiful, unique office setting that serves both the Upper and Lower Lucas Valley communities as a place of business to walk to! I'd hate to see that disappear!!! However, I wouldn't be adverse to seeing a portion of the current 7 Mt. Lassen structures converted to work/live spaces, if sensitively planned. Maybe 30%. My comments re: St. Vincents also apply to Jeannette Prandi Way. As long as new development is against the hills with access via Idylberry Rd, away from Lucas Valley Rd, and sensitively planned, I'm not totally adverse to new development. However the # of units proposed is too high!!** Lucas Valley Rd/near terra Linda Ridge: 26. I don't know exactly where this is, but in principle I'm against it. **The problem with all new development close to Lucas Valley Rd is not merely degradation of the scenic route of LVR — but more importantly, adding traffic congestion to a wildfire interface area with a single ingress/egress. I'm an LVHA block captain, and was present and part of the fire evacuation on Sept 1st 2021... a learning experience. It's for this reason that I signed the petition against development in Lucas Valley. I believe that the current Northgate Mall could and should be a site for mixed-use development including low-to median income housing, yet is not on this list of proposed sites. It ticks all the boxes for access to transportation, schools, shopping, etc.	Email	X		X	X			X	X		X		X			X	X
254 Lucas Valley Road near Terra Linda Ridge	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				
254 Lucas Valley Road near Terra Linda Ridge	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				
254 Lucas Valley Road near Terra Linda Ridge	We have seen the preliminary list of potential housing sites for Marin County, including in unincorporated areas such as Marinwood/Lucas Valley, as developed by the ABAG (Regional Housing Needs Allocation Plan), and approved by the California Department of Housing and Community Development. The plan includes 2,412 units within the Lucas Valley / Marinwood area (accounting for 68% of the 3,569 units within unincorporated Marin County). Sites under consideration in the Marinwood / Lucas Valley areas: St Vincent's School - 1,800; Marinwood Market – 136; 530 Blackstone Drive (site of religious house) - 32 7; Mt Lassen (site of office park) – 58; 2 Jeannette Prandi Way (site of Juvenile Hall); 254 LucasValley Rd/near terra Linda Ridge: 26. We are not opposed to some moderate increase of housing units in the area. However, we have some serious concerns regarding these potential sites: (1) The Lucas Valley / Marinwood area currently has less than roughly 1,750 homes, spread across a roughly 3.5 mile valley corridor, almost all of which are single family dwellings, and the overwhelming majority of which are one or two story homes. There are no large multi-unit apartment buildings in this area. The overall magnitude of the increase in units in this area (2,412 units) is disproportionately large compared to the current housing density of the area. The proposed increase would more than double the overall number of housing units in the area. (2) The area to the south and west of St. Vincent's School (east of HWY 101) has been discussed as a potential development site for some time. Although multi-unit housing could easily be developed there, adding 1,800 units would completely overwhelm the property and this very large number of additional units represents an enormous growth for the area, on the same order of units as currently exist in all of Lucas Valley / Marinwood. To fit this large number of units, the development would likely include large three (or more) story structures, which do not currently exist anywhere in this area. (3) The site at 530 Blackstone Drive (current site of religious house) could easily fit a multi-unit development, however 32 units on this site is far too large for the size of the property, which is near the end of a small half-mile residential street, that currently has less than 50 total housing units. (4) The site at 7 Mt. Lassen Drive (currently two relatively small two-story office buildings) is far too small to fit 58 housing units without the new structure extending to three or more stories. (5) The site at 2 Jeannette Prandi Way (south of the Juvenile Hall) is currently an open space area with a loop path that is regularly used by nearby residents (including residents of the nearby senior housing development) as a recreational walking, bike riding, etc. area (and dog walking area). This open space area has been in existence for well over thirty years and is a very popular area regularly used by many residents of the adjoining neighborhoods. A potential development consisting of 254 units on this site would completely eliminate a treasured and much-used open space area and would likely require a multi-story (three or more stories) structure. Very few of the homes in this area of Lucas Valley / Marinwood are more than one story (almost all are one-story Eichler homes). Such a large development is completely out of character with the current land use in this area and should absolutely not be allowed to be developed on this site. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) These potential new housing units would create a very large additional demand for water resources in the Lucas Valley / Marinwood area which are currently very limited. The simple number (2,412) of potential additional housing units in the Lucas Valley / Marinwood area is much too large and would represent an approximate doubling of the current housing density in the area. Each of the proposed developments presents issues regarding the size of new structures (including constructing multi-story structures in areas where there are currently none), and would present issues concerning current resource capacities (including traffic, schools, and water). Thank you for your consideration of these issues when making decisions regarding potential new housing developments in the Lucas Valley / Marinwood area.	Email			X	X				X		X		X				
2800 West Novato Blvd., Novato	If you need MORE " VERY LOW AND LOW INCOME" and " MODERATE INCOME " sites closer to Novato, our property at 2800 West Novato Blvd has plenty of room and space. Thank you. We appreciate all your hard work here	Email																X

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
4260 Sir Francis Drake Boulevard, Woodacre	Hello Supervisor Rodoni, This message is regarding the Housing Element site proposals. Like yourself, I was born and raised in West Marin County. My family has been ranching in Marin for 5 generations, and our love for the land and community runs deep. We understand that there is a need for more affordable housing in Marin, however; We oppose any development at 4260 Sir Francis Drake Boulevard (TUHS). Development on said property would be a detriment to the Valley consider how the lack of public transportation, water access, septic/sewage and the increase of traffic would impact the surrounding area - community, environment and wildlife as a whole. There are many other places in Marin where housing can be developed and integrated into the surrounding area to the benefit of the community. We are asking you to conserve the land at 4260 Sir Francis Drake Boulevard. Thank you for your time.	Email				X		X				X		X	X			
530 Blackstone Drive (Marinwood / Lucas Valley)	(Comment edited for length) The Lucas Valley Homeowner's Association represents 538 homes in the special R-1:B-LV zoning track in Upper Lucas Valley. We, the Board of Directors of the LVHA, would like to give our support for the efforts to increase housing in Marin County, and offer the following input. To begin with, our State Governor's Housing Plan incentivizes housing in urban centers near transportation and services, to reduce reliance on vehicles and their carbon footprint. If the County chooses a path contrary to the State Plan, and not utilize State funding incentives for urban development, then we ask for a reevaluation of the housing sites identified for our Lucas Valley/Marinwood area. As outlined below, areas 1 - 3 are both contrary to the RHNA requirements and pose a danger for emergency evacuations. There are several sites identified as potential home building sites in our area. 1. Lucas Valley Road / Mt Muir Court 2. Juvenile Detention Center/Jeanette Prandi Way 3. 7 Mt Lassen 4. 530 Blackstone Dr 5. Marinwood Market area. We agree that the Marinwood Market area is a suitable site. It is close to freeway access and has sufficient infrastructure in place, including amenities like food and gas, and can easily absorb new development. Ironically, the relative quantity proposed/identified at this site is comparably less than the quantity for site #2 above, which is a much less suitable site as shown in following comments. There are several factors that make areas 1 - 3 only marginally suitable for new building sites, and therefore should, at best, be only allowed limited building. Factors include: High Wildfire Risk - Single Limited Evacuation Route. Water Shortages. Lack of Infill Infrastructure. Building Atop Unmarked Graves. Zoning Restrictions: The special zoning district for Upper Lucas Valley (R-1:B-LV) limits most buildings to a single story. The district was created in order to adhere to the architectural vision and design aesthetic of Joseph Eichler, a renowned architect highly influential in modern architecture. The existing low income senior living homes on Jeanette Prandi Way are likewise single story. If a housing development is allowed near the Juvenile Detention Center site, 7 Mt. Lassen, or Muir Court, they would have to be single story to maintain the character of the surrounding architectural landscape. This would limit the number of units allowed at these sites. Juvenile Detention Center: The concept of constructing multi-family housing at or adjacent to the Detention Center poses challenging logistical and feasibility issues. The County's attempts to reduce juvenile incarceration has been largely successful; however, not to the point where closure of the facility is possible. Marin County's criminal justice program continues to call for incarceration of violent youth offenders, and does not currently have an alternative detention facility. Consequently, any new housing at the Jeanette Prandi location would be adjacent to the Detention Center. It may be quite difficult to convince a developer to invest in a location where part of the "selling pitch" to residents is proximity to a detention center, particularly given that the facilities at Juvenile Hall are in major disrepair. Long History of Racial Parity. Among the factors the County is reviewing in selecting sites is historical discrimination. Our community has no such history and should not, therefore, be a priority for desegregation. Unlike many restrictive covenants in other neighborhoods in Marin County and across California, our CC&Rs have never contained language restricting homeownership based on race, creed, color or religion. Our community celebrates diversity, and we want to make clear we have no history of resisting it. Indeed, it has been reported by original LVHA members that our community attracted a large number of buyers of Asian descent as it was one of the few areas that they were not discriminated from buying into. Locating Housing Near Services and Transportation: The Board of Supervisors affirmed several principles for deciding potential Housing sites and distribution in 12/2021. The potential Housing sites listed for the Lucas Valley communities seem to ignore the mandate for locating housing near services and transportation. The Lucas Valley Community believes the County should be practical and realistic in identifying sites to satisfy the RHNA requirements that do not create a danger to existing communities, will actually serve the goals of the housing mandate, and that show homage to our beautiful and historically significant community. We respectfully request the County to rethink its "rural" VS "urban" housing development plans in light of the State's most recent Urban Housing strategy and funding incentives.	Email (See Email Comments Received.PDF, pp. 173-178)		X		X				X		X	X	X	X		X	
530 Blackstone Drive (Marinwood / Lucas Valley)	I am writing to urge you NOT to approve the Marinwood/Lucas Valley sites under consideration to satisfy the Association of Bay Area Governments Regional Housing Needs Allocation Plan. Developments at these six sites (St. Vincent's School, Marinwood Market, 530 Blackstone Drive, 7 Mt. Lassen, 2 Jeannette Prandi Way, and Lucas Valley Road near Terra Linda Ridge) would result in more than 2300 housing units. While I know that some of the proposed housing is intended for teachers and other critical workers and for low income housing, both of which are important and necessary, it seems like too much development for the infrastructure of this small area. Additionally, all of these proposed development sites are within the Miller Creek School District boundaries and the unfunded impact of these developments on the District would be disastrous. Since the District is currently funded using a Basic Aid Model, it gets no per pupil funding. This means that all the additional students these developments generate will not result in additional funding for the District.	Email		X	X					X							X	
530 Blackstone Drive (Marinwood / Lucas Valley)	I found the online tools for commenting cumbersome and inscrutable, and much too time consuming to use. So, the following are my comments about specific housing allotment recommendations in Marinwood Lucas Valley: 530 Blackstone Drive (site of religious house) - 32 ???	Email																
530 Blackstone Drive (Marinwood / Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				
530 Blackstone Drive (Marinwood / Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
530 Blackstone Drive (Marinwood / Lucas Valley)	We have seen the preliminary list of potential housing sites for Marin County, including in unincorporated areas such as Marinwood/Lucas Valley, as developed by the ABAG (Regional Housing Needs Allocation Plan), and approved by the California Department of Housing and Community Development. The plan includes 2,412 units within the Lucas Valley / Marinwood area (accounting for 68% of the 3,569 units within unincorporated Marin County). Sites under consideration in the Marinwood / Lucas Valley areas: St Vincent's School - 1,800; Marinwood Market – 136; 530 Blackstone Drive (site of religious house) - 327; Mt Lassen (site of office park) – 58; 2 Jeannette Prandi Way (site of Juvenile Hall); 254 LucasValley Rd/near terra Linda Ridge: 26. We are not opposed to some moderate increase of housing units in the area. However, we have some serious concerns regarding these potential sites: (1) The Lucas Valley / Marinwood area currently has less than roughly 1,750 homes, spread across a roughly 3.5 mile valley corridor, almost all of which are single family dwellings, and the overwhelming majority of which are one or two story homes. There are no large multi-unit apartment buildings in this area. The overall magnitude of the increase in units in this area (2,412 units) is disproportionately large compared to the current housing density of the area. The proposed increase would more than double the overall number of housing units in the area. (2) The area to the south and west of St. Vincent's School (east of HWY 101) has been discussed as a potential development site for some time. Although multi-unit housing could easily be developed there, adding 1,800 units would completely overwhelm the property and this very large number of additional units represents an enormous growth for the area, on the same order of units as currently exist in all of Lucas Valley / Marinwood. To fit this large number of units, the development would likely include large three (or more) story structures, which do not currently exist anywhere in this area. (3) The site at 530 Blackstone Drive (current site of religious house) could easily fit a multi-unit development, however 32 units on this site is far too large for the size of the property, which is near the end of a small half-mile residential street, that currently has less than 50 total housing units. (4) The site at 7 Mt. Lassen Drive (currently two relatively small two-story office buildings) is far too small to fit 58 housing units without the new structure extending to three or more stories. (5) The site at 2 Jeannette Prandi Way (south of the Juvenile Hall) is currently an open space area with a loop path that is regularly used by nearby residents (including residents of the nearby senior housing development) as a recreational walking, bike riding, etc. area (and dog walking area). This open space area has been in existence for well over thirty years and is a very popular area regularly used by many residents of the adjoining neighborhoods. A potential development consisting of 254 units on this site would completely eliminate a treasured and much-used open space area and would likely require a multi-story (three or more stories) structure. Very few of the homes in this area of Lucas Valley / Marinwood are more than one story (almost all are one-story Eichler homes). Such a large development is completely out of character with the current land use in this area and should absolutely not be allowed to be developed on this site. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) These potential new housing units would create a very large additional demand for water resources in the Lucas Valley / Marinwood area which are currently very limited. The simple number (2,412) of potential additional housing units in the Lucas Valley / Marinwood area is much too large and would represent an approximate doubling of the current housing density in the area. Each of the proposed developments presents issues regarding the size of new structures (including constructing multi-story structures in areas where there are currently none), and would present issues concerning current resource capacities (including traffic, schools, and water). Thank you for your consideration of these issues when making decisions regarding potential new housing developments in the Lucas Valley / Marinwood area.	Email			X	X				X		X			X			
6 Jeanette Prandi Way (Lucas Valley)	I am concerned since I never received this notice. I learned about it from one neighbor on Thursday 2/24. How were property owners in this area notified? How many homeowners have you contacted. I don't know any who has been notified except the neighbor that told me. Please give me the courtesy of a response. This is a lovely area but with many limitations & constraints for development – infrastructure limited ingress & egress on Lucas Valley Road schools etc. Additionally this is a WUI wildfire area. A recent minor fire caused limited area evacuations. I was evacuated and this small event caused alarming road congestion. In case of a more extensive fire it would be a disaster.	Email		X	X	X								X				
6900 Sir Francis Drive Boulevard (San Geronino)	I could not access the Balancing Site work area so I am submitting these comments here. SGV is an amazing place to be due to low development. I have had the benefit of living here 25 years. What is being proposed in both of the areas of the School property and at the Gold Course are for higher end homes. Higher end homes are not a help for our community. We need homes for families with kids, We need Senior housing. We don't need another 127 above moderate income homes. Have some vision. Create a place with a grocery store, deli, and place for people to meet. Create Senior housing. Have ability to share vehicles. This area could become a hub for our community to use and support. It is also a sensitive environmental area. It used to be where water would spread out when it rained and slowly sink into the ground providing water all year round for the fish. More concrete and asphalt = more runoff. This vision of 98 separate high end homes here is not fitting to the rural area of our valley. It is just going to bring in more people who want a rural lifestyle from other areas and NOT give our locals homes. Every day, people, and families are looking for homes. Renters are being pushed out. It is unaffordable to live here. Solve the problem we have now, housing for our locals. Not bring more people here. Also, the place being considered at 6900 Sir Francis Drake is a privately owned place. Owned by a family that owns quite a bit of property in the Valley as it is. I certainly hope public monies are not going to rehab this property.	Email								X		X					X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GBL	
7 Mt. Lassen (Marinwood / Lucas Valley)	(Comment edited for length) The Lucas Valley Homeowner's Association represents 538 homes in the special R-1:B-LV zoning track in Upper Lucas Valley. We, the Board of Directors of the LVHA, would like to give our support for the efforts to increase housing in Marin County, and offer the following input. To begin with, our State Governor's Housing Plan incentivizes housing in urban centers near transportation and services, to reduce reliance on vehicles and their carbon footprint. If the County chooses a path contrary to the State Plan, and not utilize State funding incentives for urban development, then we ask for a reevaluation of the housing sites identified for our Lucas Valley/Marinwood area. As outlined below, areas 1 - 3 are both contrary to the RHNA requirements and pose a danger for emergency evacuations. There are several sites identified as potential home building sites in our area. 1. Lucas Valley Road / Mt Muir Court 2. Juvenile Detention Center/Jeanette Prandi Way 3. 7 Mt Lassen 4. 530 Blackstone Dr 5. Marinwood Market area. We agree that the Marinwood Market area is a suitable site. It is close to freeway access and has sufficient infrastructure in place, including amenities like food and gas, and can easily absorb new development. Ironically, the relative quantity proposed/identified at this site is comparably less than the quantity for site #2 above, which is a much less suitable site as shown in following comments. There are several factors that make areas 1 - 3 only marginally suitable for new building sites, and therefore should, at best, be only allowed limited building. Factors include: High Wildfire Risk - Single Limited Evacuation Route. Water Shortages. Lack of Infill Infrastructure. Building Atop Unmarked Graves. Zoning Restrictions: The special zoning district for Upper Lucas Valley (R-1:B-LV) limits most buildings to a single story. The district was created in order to adhere to the architectural vision and design aesthetic of Joseph Eichler, a renowned architect highly influential in modern architecture. The existing low income senior living homes on Jeanette Prandi Way are likewise single story. If a housing development is allowed near the Juvenile Detention Center site, 7 Mt. Lassen, or Muir Court, they would have to be single story to maintain the character of the surrounding architectural landscape. This would limit the number of units allowed at these sites. Juvenile Detention Center: The concept of constructing multi-family housing at or adjacent to the Detention Center poses challenging logistical and feasibility issues. The County's attempts to reduce juvenile incarceration has been largely successful; however, not to the point where closure of the facility is possible. Marin County's criminal justice program continues to call for incarceration of violent youth offenders, and does not currently have an alternative detention facility. Consequently, any new housing at the Jeanette Prandi location would be adjacent to the Detention Center. It may be quite difficult to convince a developer to invest in a location where part of the "selling pitch" to residents is proximity to a detention center, particularly given that the facilities at Juvenile Hall are in major disrepair. Long History of Racial Parity. Among the factors the County is reviewing in selecting sites is historical discrimination. Our community has no such history and should not, therefore, be a priority for desegregation. Unlike many restrictive covenants in other neighborhoods in Marin County and across California, our CC&Rs have never contained language restricting homeownership based on race, creed, color or religion. Our community celebrates diversity, and we want to make clear we have no history of resisting it. Indeed, it has been reported by original LVHA members that our community attracted a large number of buyers of Asian descent as it was one of the few areas that they were not discriminated from buying into. Locating Housing Near Services and Transportation: The Board of Supervisors affirmed several principles for deciding potential Housing sites and distribution in 12/2021. The potential Housing sites listed for the Lucas Valley communities seem to ignore the mandate for locating housing near services and transportation. The Lucas Valley Community believes the County should be practical and realistic in identifying sites to satisfy the RHNA requirements that do not create a danger to existing communities, will actually serve the goals of the housing mandate, and that show homage to our beautiful and historically significant community. We respectfully request the County to rethink its "rural" VS "urban" housing development plans in light of the State's most recent Urban Housing strategy and funding incentives.	Email (See Email Comments Received.PDF, pp. 173-178)			X		X				X		X	X	X	X		X	
7 Mt. Lassen (Marinwood / Lucas Valley)	I am concerned since I never received this notice. I learned about it from one neighbor on Thursday 2/24. How were property owners in this area notified? How many homeowners have you contacted. I don't know any who has been notified except the neighbor that told me. Please give me the courtesy of a response. This is a lovely area but with many limitations & constraints for development – infrastructure limited ingress & egress on Lucas Valley Road schools etc. Additionally this is a WUI wildfire area. A recent minor fire caused limited area evacuations. I was evacuated and this small event caused alarming road congestion. In case of a more extensive fire it would be a disaster.	Email			X	X	X								X				
7 Mt. Lassen (Marinwood / Lucas Valley)	I am writing to urge you NOT to approve the Marinwood/Lucas Valley sites under consideration to satisfy the Association of Bay Area Governments Regional Housing Needs Allocation Plan. Developments at these six sites (St. Vincent's School, Marinwood Market, 530 Blackstone Drive, 7 Mt. Lassen, 2 Jeannette Prandi Way, and Lucas Valley Road near Terra Linda Ridge) would result in more than 2300 housing units. While I know that some of the proposed housing is intended for teachers and other critical workers and for low income housing, both of which are important and necessary, it seems like too much development for the infrastructure of this small area. Additionally, all of these proposed development sites are within the Miller Creek School District boundaries and the unfunded impact of these developments on the District would be disastrous. Since the District is currently funded using a Basic Aid Model, it gets no per pupil funding. This means that all the additional students these developments generate will not result in additional funding for the District.	Email			X	X					X							X	
7 Mt. Lassen (Marinwood / Lucas Valley)	I found the online tools for commenting cumbersome and inscrutable, and much too time consuming to use. So, the following are my comments about specific housing allotment recommendations in Marinwood Lucas Valley. 7 Mt Lassen (site of office park) - 58: Would this replace office park? If so 58 apartments or condos seems reasonable. No market rate	Email															X	X	
7 Mt. Lassen (Marinwood / Lucas Valley)	I'm taking this opportunity as a resident of Upper Lucas Valley in Marin to voice my views/concerns about the housing sites under consideration in my area: In general: I don't know what constitutes median vs low income, but in general I support add'l housing strategically placed and sensitively designed (to minimize negative impact on the environment and established communities) for essential workers such as school teachers, sheriff, police & fire dept and hospital staffers, many of whom currently commute long distances to work in the areas they serve. I'd like to see new homeownership opportunities (at below market rates) made available to these workers, as building more high-priced rental units serves no one but property owners. Sites under consideration in the Marinwood/Lucas Valley areas: St Vincent's School – 1800; Marinwood Market – 136. These are both logical, less problematic sites for development, as they are walkable to the GG bus stop at/near Miller Creek & Marinwood Aves, with quick, easy access to the 101 fwy. I really hope to see sensitive urban planning on the St. Vincents site, so the beautiful open space currently grazed by cows does not become yet another soulless jungle of buildings standing shoulder to shoulder facing the freeway. Speaking as someone who's actually rooting for the Smart Train to not only survive, but thrive: part of any development of these sites should include a bike path/paths to connect either or both to the Civic Center Smart station. And/or a shuttle bus (it's too long to walk for commuters).530 Blackstone Drive (site of religious house) – 32. I've no knowledge/opinion re: this site. 7 Mt Lassen (site of office park) – 58. 2 Jeannette Prandi Way (site of Juvenile Hall) – 254. My husband & I currently rent an office at 7 Mt. Lassen, so it's news to us that this site's under consideration. It's a beautiful, unique office setting that serves both the Upper and Lower Lucas Valley communities as a place of business to walk to! I'd hate to see that disappear!!! However, I wouldn't be adverse to seeing a portion of the current 7 Mt. Lassen structures converted to work/live spaces, if sensitively planned. Maybe 30%. My comments re: St. Vincents also apply to Jeannette Prandi Way. As long as new development is against the hills with access via Idylberry Rd, away from Lucas Valley Rd, and sensitively planned, I'm not totally adverse to new development. However the # of units proposed is too high!** Lucas Valley Rd/near terra Linda Ridge: 26. I don't know exactly where this is, but in principle I'm against it. **The problem with all new development close to Lucas Valley Rd is not merely degradation of the scenic route of LVR — but more importantly, adding traffic congestion to a wildfire interface area with a single ingress/egress. I'm an LVHA block captain, and was present and part of the fire evacuation on Sept 1st 2021... a learning experience. It's for this reason that I signed the petition against development in Lucas Valley. I believe that the current Northgate Mall could and should be a site for mixed-use development including low-to median income housing, yet is not on this list of proposed sites. It ticks all the boxes for access to transportation, schools, shopping, etc.	Email		X		X	X						X		X		X	X	
7 Mt. Lassen (Marinwood / Lucas Valley)	Thank you for taking time to read over my thoughts on the new housing developments proposed for Jeanette Prandi Way, Mount Muir Court, Marinwood Plaza and 7 Lassen. As a Marin County native of 58 years and a Lucas valley resident of 26 years, I am surprised that these projects are so close to approval without adequate community outreach and input. There are many items of concern that I don't feel have been adequately answered for me to support these developments. At this time I am strongly opposed to these developments. I am respectfully requesting more time for our community to better understand these proposals and how we can collaboratively help the County solve its low income housing challenges.	Email																	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
7 Mt. Lassen (Marinwood / Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X					X			X				
7 Mt. Lassen (Marinwood / Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				
7 Mt. Lassen (Marinwood / Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 4: Consider Environmental Hazards: Juvi/Jeanette Prandi & Mt Lassen housing expansion would impact LUCAS VALLEY Road traffic, especially during school /work commutes and also impact evacuation routes out of the valley. This road is also heavily used by bikers/cars en route to west marin.	Email				X				X				X				
7 Mt. Lassen (Marinwood / Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 4: Consider Environmental Hazards: Juvi/Jeanette Prandi & Mt Lassen housing expansion would impact LUCAS VALLEY Road traffic, especially during school /work commutes and also impact evacuation routes out of the valley. This road is also heavily used by bikers/cars en route to west marin.	Email				X				X				X				
7 Mt. Lassen (Marinwood / Lucas Valley)	We have seen the preliminary list of potential housing sites for Marin County, including in unincorporated areas such as Marinwood/Lucas Valley, as developed by the ABAG (Regional Housing Needs Allocation Plan), and approved by the California Department of Housing and Community Development. The plan includes 2,412 units within the Lucas Valley / Marinwood area (accounting for 68% of the 3,569 units within unincorporated Marin County). Sites under consideration in the Marinwood / Lucas Valley areas: St Vincent's School - 1,800; Marinwood Market – 136; 530 Blackstone Drive (site of religious house) - 32 7; Mt Lassen (site of office park) – 58; 2 Jeannette Prandi Way (site of Juvenile Hall); 254 LucasValley Rd/near terra Linda Ridge: 26. We are not opposed to some moderate increase of housing units in the area. However, we have some serious concerns regarding these potential sites: (1) The Lucas Valley / Marinwood area currently has less than roughly 1,750 homes, spread across a roughly 3.5 mile valley corridor, almost all of which are single family dwellings, and the overwhelming majority of which are one or two story homes. There are no large multi-unit apartment buildings in this area. The overall magnitude of the increase in units in this area (2,412 units) is disproportionately large compared to the current housing density of the area. The proposed increase would more than double the overall number of housing units in the area. (2) The area to the south and west of St. Vincent's School (east of HWY 101) has been discussed as a potential development site for some time. Although multi-unit housing could easily be developed there, adding 1,800 units would completely overwhelm the property and this very large number of additional units represents an enormous growth for the area, on the same order of units as currently exist in all of Lucas Valley / Marinwood. To fit this large number of units, the development would likely include large three (or more) story structures, which do not currently exist anywhere in this area. (3) The site at 530 Blackstone Drive (current site of religious house) could easily fit a multi-unit development, however 32 units on this site is far too large for the size of the property, which is near the end of a small half-mile residential street, that currently has less than 50 total housing units. (4) The site at 7 Mt. Lassen Drive (currently two relatively small two-story office buildings) is far too small to fit 58 housing units without the new structure extending to three or more stories. (5) The site at 2 Jeannette Prandi Way (south of the Juvenile Hall) is currently an open space area with a loop path that is regularly used by nearby residents (including residents of the nearby senior housing development) as a recreational walking, bike riding, etc. area (and dog walking area). This open space area has been in existence for well over thirty years and is a very popular area regularly used by many residents of the adjoining neighborhoods. A potential development consisting of 254 units on this site would completely eliminate a treasured and much-used open space area and would likely require a multi-story (three or more stories) structure. Very few of the homes in this area of Lucas Valley / Marinwood are more than one story (almost all are one-story Eichler homes). Such a large development is completely out of character with the current land use in this area and should absolutely not be allowed to be developed on this site. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) These potential new housing units would create a very large additional demand for water resources in the Lucas Valley / Marinwood area which are currently very limited. The simple number (2,412) of potential additional housing units in the Lucas Valley / Marinwood area is much too large and would represent an approximate doubling of the current housing density in the area. Each of the proposed developments presents issues regarding the size of new structures (including constructing multi-story structures in areas where there are currently none), and would present issues concerning current resource capacities (including traffic, schools, and water). Thank you for your consideration of these issues when making decisions regarding potential new housing developments in the Lucas Valley / Marinwood area.	Email				X	X				X	X			X			
7 Mt. Lassen (Marinwood / Lucas Valley)	With respect to the Lucas Valley sites being considered as potential housing sites, I submit the following comments: Sites located at 7 Mt. Lassen Drive and at Lucas Valley Road/Mt Muir near Terra Linda Ridge fail to comply with stated criteria for site selection. These sites present environmental hazards, including high fire danger as exhibited last August when a wildfire approached housing and traffic became a hazard. These areas also fail to provide access to transportation, jobs, services, and amenities. Lucas Valley is an inappropriate choice. In addition, all of the Lucas Valley sites are in the wildland urban interface (WUI) zones that contradict Governor Newson's priorities to shift housing away from rural wildfire-prone areas and closer to urban centers.	Email	X			X		X		X		X		X				
70 Oxford Drive, Santa Venetia	RE: APN 180-261-10 Address: 70 Oxford Drive. The undersigned is owner of this large (27.8 acres, or approx. 1,211,000 sf) parcel. As currently zoned A2B2 (minimum lot size of 10,000 sf), it is extraordinarily and technically suitable for numerous residences. To help the County and the State to meet their Housing target, we agree with and welcome the proposed suggestion of multiple possible residences on this acreage, but suggest the number be reduced to a maximum of five (5). This necessarily lower number would result in (A) lot sizes more consistent with the surrounding neighborhood, as specifically recommended in the Santa Venetia Community Plan; (B) smaller homes consistent with the affordability targets; (C) lot configurations more accessible (requiring less ground disturbance) and least likely to conflict with numerous environmental and cultural constraints extant on the site; and (D) a density nearly ten times less than the initial proposal, thus significantly less negative impact on the current traffic congestion on NSPR which is the sole access/egress to Santa Venetia.	Email	X			X				X		X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
B - 160 Shoreline Highway (Almonte)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X			X					X	X		X			X	
B - 160 Shoreline Highway (Almonte)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X		X		X	X	X	X	X	X	X		

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
B - 160 Shoreline Highway (Almonte)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X	X	X	X		X		X	X	X	X	X	X		
B - 160 Shoreline Highway (Almonte)	As a concerned Mill Valley resident, I am writing to endorse TamAlmonte's letter to you re. the merits of Tam Valley, Almonte, & Manzanita Draft Candidate Housing Sites. Please think very carefully about sites, due to concerns about flooding, traffic and at times extreme fore danger with needed evacuation routes.	Email				X					X			X				
B - 160 Shoreline Highway (Almonte)	ATTACHMENT from Tam Design Review Board: Suggested Additional Policies to be Included in the Housing Element: 1. Wildfire Risk: Use mathematical modeling to investigate and predict wildfire risk. Prohibit the building of housing (even ADUs) in fire critical areas. 2. Flood Risk: Prohibit new housing in areas at risk of flooding from storm surge or sea level rise. 3. Bothin Marsh: Require all new development adjacent to Bothin Marsh to supplement and follow the policies that are designed to preserve the marsh. Given the County's recent efforts to restore and preserve the marsh, it makes no sense to select a site adjacent to the marsh for any form of dense development. 4. Evacuations: Require that new housing development along Shoreline Highway trigger a study and redesign of the traffic patterns to ensure that any new housing development in that area will not worsen traffic or increase the threat to life safety during an evacuation. Any assessment of traffic impacts of emergency evacuation should include new housing developments in the City of Mill Valley, as Shoreline Highway is the only exit should East Blithedale become blocked. 5. Short Term Rentals: Eliminate short-term rentals completely, or allow only on-site, owner-occupied properties to have short-term rentals. If someone does not live on-site, then the property is arguably an investment property only, and any claim of the need for that short-term rental income can be disregarded. This would enable ADUs to be counted toward the Housing Element numbers (see item #10). 6. Vacancies: Create a County mandated vacancy tax (as San Francisco is presently considering) to create disincentives for leaving housing units empty. Exemptions could be made for work from home or dwellings under a certain square footage if the homeowner works from home or needs the space for their own dwelling use. This has been documented to establish new housing units and therefore could be counted toward the housing numbers. 7. Speculative Investment: Eliminate corporate ownership of housing of up to 4 units. This will stop speculative over-bidding of properties (which drives up housing costs) and land banking (which is performed to drive up the value for the investors.) This is crucial for market rate units that do not have controls over ownership. If dwelling units are constructed and snatched up by corporate investors, the goal of increasing availability will not be achieved. If the housing crisis is still occurring after another eight years, the next round of RHNA numbers will be even higher, and even more density will be demanded. 8. Promote Affordability: Require that all lot splits and ADUs rent at affordable rates. This would enable ADUs to be counted toward the Housing Element numbers that are required for affordable units, which are the most difficult to achieve (see item #10). The Planning Department should not look at undersized parcels as a hardship that allows for an exemption to exceed the FAR. Instead, it should be taken as a limitation on the lot that will provide a smaller home, which will ultimately result in a diverse range of housing options and levels of affordability. 9. Conversions: Provide incentives to preserve the existing stock of affordable housing and/or promote the conversion of existing market rate housing to affordable housing. Tam Valley in particular has a large number of rental units which have traditionally been at the affordable end of the rental spectrum, and could readily be maintained as such with the necessary incentives. 10. Alternative Measures: Follow the Housing Element guidelines to promote and locate alternative housing sites as per recommended policies #5, 8, and 9 above. These guidelines state that acceptable dwelling unit numbers can be counted through "the availability of ADUs and JADUs for occupancy, rather than used as offices or guest houses." (p. 30) In addition: "Alternative adequate sites: Under limited circumstances, a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units that will be: substantially rehabilitated in a multifamily rental or ownership housing complex of three or more units that are converted from non-affordable to affordable rental; preserved at levels affordable to low – or very low – income households, where the local government has provided those units with committed assistance." (p. 30)	Email																
B - 160 Shoreline Highway (Almonte)	I am writing to endorse the attached letter from Sustainable TamAlmonte to the Marin County Board of Supervisors and Planning Commission regarding the merits of the proposed Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List. The need for housing our homeless is desperate but building residential space at Tam Junction is just NOT logical. The idea of building along Shoreline/ Highway 1 is very questionable. It is already a populated area with minimal sidewalks and access to needed resources. Thank you for your consideration of the attached letter	Email	X	X	X	X		X		X	X	X	X	X	X	X		

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
B - 160 Shoreline Highway (Almonte)	We are writing in regard to the sites chosen for possible inclusion into county plans for housing in the Almonte/Tam Valley area of the county. Of the eight sites mentioned in your Balancing Act scenario, five are in a serious flood zone and one is located, not on, but in Richardson's Bay. Your commentary regarding the avoidance of environmental hazards has been completely ignored by whatever staff was used to choose these sites. The properties in the flood zone are 160 Shoreline, assessor's parcel # 052-041-27, 217 Shoreline, 223 Shoreline, and 204 Flamingo Rd. he site which is actually in the bay is 260 Redwood Hwy. Oddly enough, there is one property across the road from 160 Shoreline which is on solid ground. That would be the Muir Woods Lodge, a motel which actually has some open space which could be used for more housing. Why was this property ignored when lesser properties were chosen? Considering that we are familiar with the sites in the Almonte/Tam Valley area but not the rest of the county, it seems very strange that your staff has chosen properties which flood now and will continue to flood even more in the future. We wonder about your motivation in focusing on dangerous and inappropriate land. We also wonder why your staff has chosen properties which are pretty much lumped together in the same area which will further exacerbate the level F traffic problems which occur for us every day. If these sites were chosen to be close to public transportation, we would remind you that there is no viable public transportation in our area. So we would be looking forward to much more daily auto traffic. We are extremely disappointed in the Balancing Act which appears to be a distraction and of no practical value. We wonder how much time and money was wasted on promoting this ridiculous game. We also wonder how many sites in the rest of the county are totally inappropriate but are being promoted as a way to choose our fate which, as you know, is not the case. Surely, the Board of Supervisors can do better than promoting this silly distraction rather than facing what is a serious problem for the future well being of Marin County.	Email				X		X			X							
B - 160 Shoreline Highway (Almonte)	We oppose new housing in the areas mentioned in Tam Junction due to flooding and traffic and possible fires, can't get out of here now. Tell Scott Wiener and his friends to move on.	Email				X					X			X				
B - 160 Shoreline Highway (Almonte)	Yesterday afternoon, I had the pleasure of speaking with Ms. Clark about the wisdom (actually, the lack of it) in the choice of potential sites around Tam Junction. Last night, I participated in the "roadshow" and, as a result, I am asking for your help in following up on one matter. During the presentation by Jose Rodriguez, he mentioned that one of the "Guiding Principles" for the BOS is the consideration of "environmental hazards". It doesn't take long to recognize the hazards of sea level rise, a long history of flooding and traffic in our neighborhood, among others. But, in addition, Mr. Rodriguez made an interesting rejoinder to a question about whether certain sites can be included in this study if such sites have been previously reviewed and rejected. He was not too clear but he suggested that the State of California has some "requirements" if a previously rejected site is again brought up for analysis. I asked him to specify (1) which of the four Tam Valley sites have already been considered and rejected, and (2) what are the state's requirements (if any)--that are different or additional--that would apply to such sites. He did not have the information available to answer either question and it didn't appear to me that there would be much of an effort to research those questions and disseminate the answers. Hence, this email. Do you know the answers? If not, would you please put in motion an effort to discover the answers? It may not be dispositive, but then again, it may be important.	Email				X					X	X						
Bon Air Shopping Center (Greenbrae)	you should add this is your list of housing element sites. This land could accommodate many units, it is very close to public transportation and have plenty of available parking.	Email																X
D - Los Ranchitos Road (Los Ranchitos)	(Comment edited for length) The homeowners and residents of Los Ranchitos (LR) strongly believe that re-zoning LR for denser housing in inappropriate and short-sighted and strongly oppose this change. As you prepare the Housing Element for 2023-30, please take the following into consideration: 1. Incorrect categorization of parcels as "underutilized residential." As a neighborhood, and in terms of its past and current deeds, land use and zoning designations, LR is fully built out. LR was founded and developed on the basis of one (1) single family dwelling per parcel, with the minimum parcel size of 1 acre. For this reason alone, rezoning is undesirable to the property owners. There are few if any unbuilt lots, and the few that may exist are highly sloped properties up steep, one-lane streets, likely private roads maintained by the property owners themselves, not by the County. These are wholly inappropriate for multi-family development.2. Arbitrary categorization of parcels as "underutilized residential." Not all the properties in LR are highlighted in the map. The assignment of properties as "underutilized residential" on the basis of property improvements is inconsistent and incorrect. Many properties that have been extensively remodeled are incorrectly designated as "underutilized." Many properties that have not been remodeled are not designated as "underutilized," when under the County's own definition, they should be. These designations are arbitrary and inconsistent, and inconsistent with reality. 3. Incorrect Improvement-to-land ratios on property tax records. We disagree with the County's assessment of LR properties as "underutilized residential" according to the definition presented. Properties in LR have been maintained and are being lived in and enjoyed mainly by owners in residence. The high land to improvements ratio most likely results less from remodeling than from continuous, long-term property ownership under Proposition 13. Since many properties have not changed hands in recent years or even decades, or are passed on from one generation to the next, their values have not been updated by recent market conditions and values. 4. Steeply sloped streets and properties. There would be issues with parking, fire safety, and most importantly, evacuation in the event of fire or other emergency. 5. Even if rezoning occurs, multi-family housing won't actually be built. Our property owners are here because they enjoy and want to continue to enjoy the rural, spacious, and natural character of our neighborhood and our single-family homes on our minimum 1-acre properties. You can put numbers down on paper now, but unless developers force their way into the neighborhood onto a very few parcels, denser housing will not actually be built. It will not be sufficient to solve housing issues in Marin County or to satisfy the aims of RHNA for the county. 6. Rezoning will destroy the rural nature of LR. 7. Fire hazard in the Wildland Urban Interface (WUI). 8. Emergency Vehicle Entry, Evacuation and Egress. 9. Cumulative effects of additional housing at Northgate. The only way into and out of the LR neighborhood is LR Road. The addition of hundreds if not over a thousand (1,100) new units of housing at the Northgate mall site and in Terra Linda will greatly exacerbate traffic and gridlock under normal circumstances and create a huge potential for loss of life in the event of major emergencies like fires or earthquakes. 10. Loss of Agricultural zoning. 11. Water in Marin County. 12. Water in LR. 13. Lack of suburban infrastructure in LR. 14. Many ephemeral creeks divide properties into smaller portions. The presence of these watershed elements would greatly limit the amount of land that can be covered by additional housing as well as the location of where such housing that could be built. 15. Many utilities easements bisect properties. 16. LR is a wildlife corridor. We would be happy to host planner(s) in actually viewing and experiencing our neighborhood so they can come to understand just how inappropriate multi-family housing would be here. If you have any questions or would like more information about our neighborhood and our input to the Housing Element process, please don't hesitate to contact us directly.	Email (See Email Comments Received.PDF, pp. 64-74)	X	X		X				X	X		X	X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
D - Los Ranchitos Road (Los Ranchitos)	(Comment edited for length) The homeowners and residents of Los Ranchitos (LR) strongly believe that re-zoning LR for denser housing in inappropriate and short-sighted and strongly oppose this change. As you prepare the Housing Element for 2023-30, please take the following into consideration: 1. Incorrect categorization of parcels as "underutilized residential." As a neighborhood, and in terms of its past and current deeds, land use and zoning designations, LR is fully built out. LR was founded and developed on the basis of one (1) single family dwelling per parcel, with the minimum parcel size of 1 acre. For this reason alone, rezoning is undesirable to the property owners. There are few if any unbuilt lots, and the few that may exist are highly sloped properties up steep, one-lane streets, likely private roads maintained by the property owners themselves, not by the County. These are wholly inappropriate for multi-family development. 2. Arbitrary categorization of parcels as "underutilized residential." Not all the properties in LR are highlighted in the map. The assignment of properties as "underutilized residential" on the basis of property improvements is inconsistent and incorrect. Many properties that have been extensively remodeled are incorrectly designated as "underutilized." Many properties that have not been remodeled are not designated as "underutilized," when under the County's own definition, they should be. These designations are arbitrary and inconsistent, and inconsistent with reality. 3. Incorrect improvement-to-land ratios on property tax records. We disagree with the County's assessment of LR properties as "underutilized residential" according to the definition presented. Properties in LR have been maintained and are being lived in and enjoyed mainly by owners in residence. The high land to improvements ratio most likely results less from remodeling than from continuous, long-term property ownership under Proposition 13. Since many properties have not changed hands in recent years or even decades, or are passed on from one generation to the next, their values have not been updated by recent market conditions and values. 4. Steeply sloped streets and properties. There would be issues with parking, fire safety, and most importantly, evacuation in the event of fire or other emergency. 5. Even if rezoning occurs, multi-family housing won't actually be built. Our property owners are here because they enjoy and want to continue to enjoy the rural, spacious, and natural character of our neighborhood and our single-family homes on our minimum 1-acre properties. You can put numbers down on paper now, but unless developers force their way into the neighborhood onto a very few parcels, denser housing will not actually be built. It will not be sufficient to solve housing issues in Marin County or to satisfy the aims of RHNA for the county. 6. Rezoning will destroy the rural nature of LR. 7. Fire hazard in the Wildland Urban Interface (WUI). 8. Emergency Vehicle Entry, Evacuation and Egress. 9. Cumulative effects of additional housing at Northgate. The only way into and out of the LR neighborhood is LR Road. The addition of hundreds if not over a thousand (1,100) new units of housing at the Northgate mall site and in Terra Linda will greatly exacerbate traffic and gridlock under normal circumstances and create a huge potential for loss of life in the event of major emergencies like fires or earthquakes. 10. Loss of Agricultural zoning. 11. Water in Marin County. 12. Water in LR. 13. Lack of suburban infrastructure in LR. 14. Many ephemeral creeks divide properties into smaller portions. The presence of these watershed elements would greatly limit the amount of land that can be covered by additional housing as well as the location of where such housing that could be built. 15. Many utilities easements bisect properties. 16. LR is a wildlife corridor. We would be happy to host planner(s) in actually viewing and experiencing our neighborhood so they can come to understand just how inappropriate multi-family housing would be here. If you have any questions or would like more information about our neighborhood and our input to the Housing Element process, please don't hesitate to contact us directly.	Email (See Email Comments Received.PDF, pp. 64-74)	X	X		X				X		X		X	X			
D - Los Ranchitos Road (Los Ranchitos)	I am writing in response to the 2023-2030 Housing Element Proposals for the Los Ranchitos area of Marin County. The current proposal for approximately 139 additional units in Los Ranchitos does not consider the safety of residents and the impact on the natural environment. 1. Los Ranchitos is made up of lots on narrow hillside streets, without sidewalks and street lights. Adding more units will increase the difficulty of fighting fires on the upper streets or safely evacuating residents when earthquakes occur. 2. The only way in and out of Los Ranchitos is on Los Ranchitos Road. Traffic on Los Ranchitos Road becomes gridlock today when there is the slightest slowdown on Highway 101. I expect traffic will increase as the proposed housing units in the Northgate Mall are built. Adding more units in Los Ranchitos will make that even worse. 3. Where will the water come from for all of these proposed additional housing units, including the ones outside of Los Ranchitos? We are all reducing water usage to meet current water restrictions. I would think new sources of water should be identified and funded before large scale housing increases are proposed. 4. Los Ranchitos lots were created and deeded to be 1 acre minimum parcels. We are zoned light agricultural, resulting in many barnyard animals and backyard vegetable gardens. The rural nature of this area is what attracted me to this area and I am sure that is true for most of my neighbors. As I noted above, many of our streets are on steep hills. So to get 139 additional units in Los Ranchitos zoning will be changed to allow apartment-like buildings on the flatter streets. This will destroy the rural/wildlife feel to this neighborhood.	Email		X		X			X	X		X		X	X			
D - Los Ranchitos Road (Los Ranchitos)	I find it hard to believe that this many new housing units is even being considered! For the last three years we've been told that we can use only 60 gallons of water a day. And you want to add 1000 more houses in Los Ranchitos? Where does the water come from? Traffic is already insane, and this will add nothing but more gridlock. What about the fire hazards in densely populated areas? I find it absolutely insane that this could even be in anybody's minds. The people that live in this area chose it because of the zoning and the lot sizes. How can you just swoop in and say the "hell with you we're going to do what we want"? What happened to private property rights?	Email				X				X				X	X			
D - Los Ranchitos Road (Los Ranchitos)	I write to express my great objections to the proposed housing element to rezone Los Ranchitos in unincorporated Marin County. It is not well thought out and will have many negative consequences. First, the infrastructure of water, fire protection, education do not support this proposal. Due to the hilly properties and limited egress/ingress greater density will create a major fire liability and risk. Already, only one insurer will write policies for this neighborhood. Second, Los Ranchitos lots were created and deeded to be 1 acre minimum parcels for single family housing. Increasing density here will destroy the rural nature of our neighborhood. Third, Los Ranchitos is a Wildland Urban Interface (WUI). In addition to increased fire hazard, it will greatly affect the native animal habitats of turkeys, owls, deer, foxes and other animals. Fourth, The only way into and out of Los Ranchitos is Los Ranchitos Road. That road is already gridlocked during morning rush hours. The addition of more new housing units in Northgate and Terra Linda will greatly exacerbate traffic and gridlock under normal circumstances, and create a huge potential for loss of life in the event of major emergencies like fires and earthquakes. Adding housing to Los Ranchitos will only make a bad situation worse. Fifth, Los Ranchitos is currently zoned agricultural with numerous barnyard animals kept here. Increased density will adversely affect them as well. This housing element is not well thought out and will be detrimental to health and safety as outlined above. I urge that this plan not be adopted.	Email				X				X		X		X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
D - Los Ranchitos Road (Los Ranchitos)	I write to express my objections to proposals in the County's Housing Element to rezone the Los Ranchitos area of unincorporated Marin County. While I acknowledge the need for additional housing, and generally support efforts to equitably provide for the good of the greater community, I believe that the proposal to rezone this particular area of the County is misguided. For one thing, the only way into and out of Los Ranchitos is Los Ranchitos Road. As things currently stand, Los Ranchitos is already a very congested road, used as the primary corridor through which people access the Northgate malls, Terra Linda High, Mark Day School and other points west of Highway 101 and in the valley between Central San Rafael and Lucas Valley. Los Ranchitos Road is already becoming a dangerous thoroughfare, particularly at the two Los Ranchitos Road/Circle Road intersections. The planned redevelopment of the Northgate Mall (up to 1,443 residential units, I understand?) is going to put even more pressure pressure on Los Ranchitos Road. The addition of another 80-139 more units in the Los Ranchitos neighbor is going to push things over the edge. Heavy traffic and gridlock will be normal circumstances - a nuisance on a daily basis, but a real safety hazard in the event of a significant emergency or disaster, such as an earthquake or fire. Further, as a Wildland Urban Interface (WUI) area, the Los Ranchitos area already poses a significant risk (so much so that at least one insurer that I'm aware of already refuses to provide coverage to residents of the area). With greater density between them and the only road out, all residents of Los Ranchitos, but particularly this in the hilly portions of the neighborhood (the majority of the current residents) will face a real and life threatening challenge should a wildfire or other disaster strike. Greater density in this WUI will also have an adverse, if not existential, impact on turkey, owl, deer, fox and other animal populations that call the area home. The plan to rezone Los Ranchitos seems to ignore the fact that the area lacks the infrastructure to support any additional development. There are no sidewalks, no streetlights, no access to recycled ("purpose pipe") water. The adequacy of other resources necessary to support additional density in the area (police, fire, schools, etc) also seems tenuous at best. How will these things be provided? Los Ranchitos is currently zoned agricultural. Many of us grow our own produce and as many have horses, goats and other barnyard animals. What are those residents to do and where will those animals go when modest farm homes are replaced with multi-family condos, duplexes, etc.? Los Ranchitos lots were created to be 1 acre minimum parcels for single family housing. The deeds to the lots in the neighborhood limit further development or subdivision. Increasing density here will destroy the nature and character of the neighborhood. It will take from the residents of the neighborhood that very thing which drew them to the neighborhood in the first instance, I realize this may not be the most compelling argument, but I do think its important to realize that what is being propose is not a plan to build something down the road from or adjacent to a residential neighborhood, but a complete and dramatic reconfiguration of the residential neighborhood itself. Finally, the proposal presumes the Los Ranchitos neighborhood is "not currently used to [its] full potential." I realize the lots in Los Ranchitos are larger than many, but does that really mean they are not used to their full potential? Seems like a pretty subjective assessment, unless "full potential" is really just another way of saying "capacity for density." If that's the case, I would posit that there are a good many other areas of the county that could be made more dense without adversely impacting the quality of life of the persons who live in that area. This proposed Housing Element is ill considered and will be detrimental to health, safety and well being of the community. I am for more housing, but I urge the County to reconsider whether this is the best, or most appropriate place to put that housing.	Email		X	X	X			X			X		X	X			
D - Los Ranchitos Road (Los Ranchitos)	Like many Los Ranchitos residents my wife and I both feel very strongly that we do not think additional development in our agricultural neighborhood is wise. Denser housing will destroy the area, cause additional traffic, eliminate much of the animal friendly atmosphere and potentially be significantly difficult for fire engines and other ingress and egress. Please reconsider and hopefully leave our area the beautiful place that we love.	Email				X				X		X		X				
D - Los Ranchitos Road (Los Ranchitos)	Los Ranchitos Housing Element Sites: I would like to comment about the upcoming Housing Element environmental review. I do not believe that there is infrastructure regarding Safety Elements and Water supply. Our driveways is 8 feet wide up a steep knoll. It is not conducive to adding density housing. The past two years drought, is an indication that we do not have enough rain to sustain our community. If we are to add more housing it will increase water usage. What will happen to the community if the water is not available. Regarding the infrastructure, the roads will need to be addressed. The safety will be more dangerous for emergency vehicles if the roads are full of traffic on two lane roads. Thank you for considering my comments to the environmental review	Email		X		X								X	X			
E - 2 Jeannette Prandi Way (Lucas Valley)	(Comment edited for length) The Lucas Valley Homeowner's Association represents 538 homes in the special R-1:B-LV zoning track in Upper Lucas Valley. We, the Board of Directors of the LVHA, would like to give our support for the efforts to increase housing in Marin County, and offer the following input. To begin with, our State Governor's Housing Plan incentivizes housing in urban centers near transportation and services, to reduce reliance on vehicles and their carbon footprint. If the County chooses a path contrary to the State Plan, and not utilize State funding incentives for urban development, then we ask for a reevaluation of the housing sites identified for our Lucas Valley/Marinwood area. As outlined below, areas 1 - 3 are both contrary to the RHNA requirements and pose a danger for emergency evacuations. There are several sites identified as potential home building sites in our area. 1. Lucas Valley Road / Mt Muir Court 2. Juvenile Detention Center/Jeanette Prandi Way 3. 7 Mt Lassen 4. 530 Blackstone Dr 5. Marinwood Market area. We agree that the Marinwood Market area is a suitable site. It is close to freeway access and has sufficient infrastructure in place, including amenities like food and gas, and can easily absorb new development. Ironically, the relative quantity proposed/identified at this site is comparably less than the quantity for site #2 above, which is a much less suitable site as shown in following comments. There are several factors that make areas 1 - 3 only marginally suitable for new building sites, and therefore should, at best, be only allowed limited building. Factors include: High Wildfire Risk - Single Limited Evacuation Route. Water Shortages. Lack of Infill Infrastructure. Building Atop Unmarked Graves. Zoning Restrictions: The special zoning district for Upper Lucas Valley (R-1:B-LV) limits most buildings to a single story. The district was created in order to adhere to the architectural vision and design aesthetic of Joseph Eichler, a renowned architect highly influential in modern architecture. The existing low income senior living homes on Jeanette Prandi Way are likewise single story. If a housing development is allowed near the Juvenile Detention Center site, 7 Mt. Lassen, or Muir Court, they would have to be single story to maintain the character of the surrounding architectural landscape. This would limit the number of units allowed at these sites. Juvenile Detention Center: The concept of constructing multi-family housing at or adjacent to the Detention Center poses challenging logistical and feasibility issues. The County's attempts to reduce juvenile incarceration has been largely successful; however, not to the point where closure of the facility is possible. Marin County's criminal justice program continues to call for incarceration of violent youth offenders, and does not currently have an alternative detention facility. Consequently, any new housing at the Jeanette Prandi location would be adjacent to the Detention Center. It may be quite difficult to convince a developer to invest in a location where part of the "selling pitch" to residents is proximity to a detention center, particularly given that the facilities at Juvenile Hall are in major disrepair. Long History of Racial Parity. Among the factors the County is reviewing in selecting sites is historical discrimination. Our community has no such history and should not, therefore, be a priority for desegregation. Unlike many restrictive covenants in other neighborhoods in Marin County and across California, our CC&Rs have never contained language restricting homeownership based on race, creed, color or religion. Our community celebrates diversity, and we want to make clear we have no history of resisting it. Indeed, it has been reported by original LVHA members that our community attracted a large number of buyers of Asian descent as it was one of the few areas that they were not discriminated from buying into. Locating Housing Near Services and Transportation: The Board of Supervisors affirmed several principles for deciding potential Housing sites and distribution in 12/2021. The potential Housing sites listed for the Lucas Valley communities seem to ignore the mandate for locating housing near services and transportation. The Lucas Valley Community believes the County should be practical and realistic in identifying sites to satisfy the RHNA requirements that do not create a danger to existing communities, will actually serve the goals of the housing mandate, and that show homage to our beautiful and historically significant community. We respectfully request the County to rethink its "rural" VS "urban" housing development plans in light of the State's most recent Urban Housing strategy and funding incentives.	Email (See Email Comments Received.PDF, pp. 173-178)		X		X				X		X	X	X	X		X	
E - 2 Jeannette Prandi Way (Lucas Valley)	I am concerned since I never received this notice. I learned about it from one neighbor on Thursday 2/24. How were property owners in this area notified? How many homeowners have you contacted. I don't know any who has been notified except the neighbor that told me. Please give me the courtesy of a response. This is a lovely area but with many limitations & constraints for development – infrastructure limited ingress & egress on Lucas Valley Road schools etc. Additionally this is a WUI wildfire area. A recent minor fire caused limited area evacuations. I was evacuated and this small event caused alarming road congestion. In case of a more extensive fire it would be a disaster.	Email		X	X	X								X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
E - 2 Jeannette Prandi Way (Lucas Valley)	I am writing to urge you NOT to approve the Marinwood/Lucas Valley sites under consideration to satisfy the Association of Bay Area Governments Regional Housing Needs Allocation Plan. Developments at these six sites (St. Vincent's School, Marinwood Market, 530 Blackstone Drive, 7 Mt. Lassen, 2 Jeannette Prandi Way, and Lucas Valley Road near Terra Linda Ridge) would result in more than 2300 housing units. While I know that some of the proposed housing is intended for teachers and other critical workers and for low income housing, both of which are important and necessary, it seems like too much development for the infrastructure of this small area. Additionally, all of these proposed development sites are within the Miller Creek School District boundaries and the unfunded impact of these developments on the District would be disastrous. Since the District is currently funded using a Basic Aid Model, it gets no per pupil funding. This means that all the additional students these developments generate will not result in additional funding for the District.	Email		X	X					X							X	
E - 2 Jeannette Prandi Way (Lucas Valley)	I found the online tools for commenting cumbersome and inscrutable, and much too time consuming to use. So, the following are my comments about specific housing allotment recommendations in Marinwood Lucas Valley 2 Jeannette Prandi Way (site of Juvenile Hall) - 254 100 or less Good location but too many units, must be affordable. Rotary Senior Housing is excellent. Perhaps expand affordable housing for seniors there with larger 2 BR units	Email															X	X
E - 2 Jeannette Prandi Way (Lucas Valley)	I see the maps and have concerns that things aren't matching. I'm not opposed to additional housing, but it should be done gradually and incrementally. I'm concerned about the number of units planned for Jeanette Prandi/Juvi of 254 units. That, I believe, is WAY more than Rotary Village. It is one thing if it is planned as beautifully as Rotary Village with one-story facilities and have trees and landscaping. It is another thing if you build a 4 story building in the center of the meadow of Marin County Parks.	Email								X		X						
E - 2 Jeannette Prandi Way (Lucas Valley)	I'm taking this opportunity as a resident of Upper Lucas Valley in Marin to voice my views/concerns about the housing sites under consideration in my area: In general: I don't know what constitutes median vs low income, but in general I support add'l housing strategically placed and sensitively designed (to minimize negative impact on the environment and established communities) for essential workers such as school teachers, sheriff, police & fire dept and hospital staffers, many of whom currently commute long distances to work in the areas they serve. I'd like to see new homeownership opportunities (at below market rates) made available to these workers, as building more high-priced rental units serves no one but property owners. Sites under consideration in the Marinwood/Lucas Valley areas: St Vincent's School – 1800; Marinwood Market – 136. These are both logical, less problematic sites for development, as they are walkable to the GG bus stop at/near Miller Creek & Marinwood Aves, with quick, easy access to the 101 fwy. I really hope to see sensitive urban planning on the St. Vincents site, so the beautiful open space currently grazed by cows does not become yet another soulless jungle of buildings standing shoulder to shoulder facing the freeway. Speaking as someone who's actually rooting for the Smart Train to not only survive, but thrive: part of any development of these sites should include a bike path/paths to connect either or both to the Civic Center Smart station, And/or a shuttle bus (it's too long to walk for commuters). 530 Blackstone Drive (site of religious house) – 32. I've no knowledge/opinion re: this site. 7 Mt Lassen (site of office park) – 58. 2 Jeannette Prandi Way (site of Juvenile Hall) – 254. My husband & I currently rent an office at 7 Mt. Lassen, so it's news to us that this site's under consideration. It's a beautiful, unique office setting that serves both the Upper and Lower Lucas Valley communities as a place of business to walk to! I'd hate to see that disappear!!! However, I wouldn't be adverse to seeing a portion of the current 7 Mt. Lassen structures converted to work/live spaces, if sensitively planned. Maybe 30%. My comments re: St. Vincents also apply to Jeannette Prandi Way. As long as new development is against the hills with access via Idylberry Rd, away from Lucas Valley Rd, and sensitively planned, I'm not totally adverse to new development. However the # of units proposed is too high!! Lucas Valley Rd/near terra Linda Ridge: 26. I don't know exactly where this is, but in principle I'm against it. **The problem with all new development close to Lucas Valley Rd is not merely degradation of the scenic route of LVR – but more importantly, adding traffic congestion to a wildfire interface area with a single ingress/egress. I'm an LVHA block captain, and was present and part of the fire evacuation on Sept 1st 2021... a learning experience. It's for this reason that I signed the petition against development in Lucas Valley. I believe that the current Northgate Mall could and should be a site for mixed-use development including low-to median income housing, yet is not on this list of proposed sites. It ticks all the boxes for access to transportation, schools, shopping, etc.	Email			X	X			X	X		X		X			X	X
E - 2 Jeannette Prandi Way (Lucas Valley)	my wife and I are long time residents of Lucas Valley and most every day we visit and walk in the delightful redwood lined area in front of Juvi. It is with shock and utter disappointment that I see that this site is being considered for additional apartment housing. In case u have not noticed the traffic on Lucas Valley road is already quite bad especially when inevitably get stopped at the new light on Los Gamos. If this new housing is approved the add'l vehicles on the road will be intolerable.. Each new resident will need a car as there is NO reliable public transportation. Would make more sense to be built much closer to hwy 101.. Please do NOT approve this thoughtless proposal	Email				X		X				X						
E - 2 Jeannette Prandi Way (Lucas Valley)	my wife and I are long time residents of Lucas Valley and most every day we visit and walk in the delightful redwood lined area in front of Juvi. It is with shock and utter disappointment that I see that this site is being considered for additional apartment housing. In case u have not noticed the traffic on Lucas Valley road is already quite bad especially when inevitably get stopped at the new light on Los Gamos. If this new housing is approved the add'l vehicles on the road will be intolerable.. Each new resident will need a car as there is NO reliable public transportation. Would make more sense to be built much closer to hwy 101.. Please do NOT approve this thoughtless proposal	Email				X		X										
E - 2 Jeannette Prandi Way (Lucas Valley)	Thank you for taking time to read over my thoughts on the new housing developments proposed for Jeanette Prandi Way, Mount Muir Court, Marinwood Plaza and 7 Lassen. As a Marin County native of 58 years and a Lucas valley resident of 26 years, I am surprised that these projects are so close to approval without adequate community outreach and input. There are many items of concern that I don't feel have been adequately answered for me to support these developments. At this time I am strongly opposed to these developments. I am respectfully requesting more time for our community to better understand these proposals and how we can collaboratively help the County solve its low income housing challenges.	Email																
E - 2 Jeannette Prandi Way (Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				
E - 2 Jeannette Prandi Way (Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				
E - 2 Jeannette Prandi Way (Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 3: Encourage Infill and Redevelopment Opportunities: Juvi/Jeanette Prandi currently has low income senior housing. An expansion of this senior housing would be good use of this area and needed in the community. Multistory housing/254 units on this small property does not fit in with this area of single family homes and the surrounding openspace and can not be supported by current transportation structure and schools.	Email		X	X	X				X							X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
E - 2 Jeannette Prandi Way (Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below.3: Encourage Infill and Redevelopment Opportunities; Juvii/Jeanette Prandi currently has low income senior housing. An expansion of this senior housing would be good use of this area and needed in the community. Multistory housing/254 units on this small property does not fit in with this area of single family homes and the surrounding openspace and can not be supported by current transportation structure and schools.	Email		X	X	X				X							X	
E - 2 Jeannette Prandi Way (Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 4: Consider Environmental Hazards: Juvii/Jeanette Prandi & Mt Lassen housing expansion would impact LUCAS VALLEY Road traffic, especially during school /work commutes and also impact evacuation routes out of the valley. This road is also heavily used by bikers/cars en route to west marin.	Email				X				X				X				
E - 2 Jeannette Prandi Way (Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 4: Consider Environmental Hazards: Juvii/Jeanette Prandi & Mt Lassen housing expansion would impact LUCAS VALLEY Road traffic, especially during school /work commutes and also impact evacuation routes out of the valley. This road is also heavily used by bikers/cars en route to west marin.	Email				X				X				X				
E - 2 Jeannette Prandi Way (Lucas Valley)	We have seen the preliminary list of potential housing sites for Marin County, including in unincorporated areas such as Marinwood/Lucas Valley, as developed by the ABAG (Regional Housing Needs Allocation Plan), and approved by the California Department of Housing and Community Development. The plan includes 2,412 units within the Lucas Valley / Marinwood area (accounting for 68% of the 3,569 units within unincorporated Marin County). Sites under consideration in the Marinwood / Lucas Valley areas: St Vincent's School - 1,800; Marinwood Market – 136; 530 Blackstone Drive (site of religious house) - 32 7; Mt Lassen (site of office park) – 58; 2 Jeannette Prandi Way (site of Juvenile Hall); 254 LucasValley Rd/near terra Linda Ridge: 26. We are not opposed to some moderate increase of housing units in the area. However, we have some serious concerns regarding these potential sites: (1) The Lucas Valley / Marinwood area currently has less than roughly 1,750 homes, spread across a roughly 3.5 mile valley corridor, almost all of which are single family dwellings, and the overwhelming majority of which are one or two story homes. There are no large multi-unit apartment buildings in this area. The overall magnitude of the increase in units in this area (2,412 units) is disproportionately large compared to the current housing density of the area. The proposed increase would more than double the overall number of housing units in the area. (2) The area to the south and west of St. Vincent's School (east of HWY 101) has been discussed as a potential development site for some time. Although multi-unit housing could easily be developed there, adding 1,800 units would completely overwhelm the property and this very large number of additional units represents an enormous growth for the area, on the same order of units as currently exist in all of Lucas Valley / Marinwood. To fit this large number of units, the development would likely include large three (or more) story structures, which do not currently exist anywhere in this area. (3) The site at 530 Blackstone Drive (current site of religious house) could easily fit a multi-unit development, however 32 units on this site is far too large for the size of the property, which is near the end of a small half-mile residential street, that currently has less than 50 total housing units. (4) The site at 7 Mt. Lassen Drive (currently two relatively small two-story office buildings) is far too small to fit 58 housing units without the new structure extending to three or more stories. (5) The site at 2 Jeannette Prandi Way (south of the Juvenile Hall) is currently an open space area with a loop path that is regularly used by nearby residents (including residents of the nearby senior housing development) as a recreational walking, bike riding, etc. area (and dog walking area). This open space area has been in existence for well over thirty years and is a very popular area regularly used by many residents of the adjoining neighborhoods. A potential development consisting of 254 units on this site would completely eliminate a treasured and much-used open space area and would likely require a multi-story (three or more stories) structure. Very few of the homes in this area of Lucas Valley / Marinwood are more than one story (almost all are one-story Eichler homes). Such a large development is completely out of character with the current land use in this area and should absolutely not be allowed to be developed on this site. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) These potential new housing units would create a very large additional demand for water resources in the Lucas Valley / Marinwood area which are currently very limited. The simple number (2,412) of potential additional housing units in the Lucas Valley / Marinwood area is much too large and would represent an approximate doubling of the current housing density in the area. Each of the proposed developments presents issues regarding the size of new structures (including constructing multi-story structures in areas where there are currently none), and would present issues concerning current resource capacities (including traffic, schools, and water). Thank you for your consideration of these issues when making decisions regarding potential new housing developments in the Lucas Valley / Marinwood area.	Email				X	X			X		X			X			
E - 2 Jeannette Prandi Way (Lucas Valley)	With respect to the Lucas Valley sites being considered as potential housing sites, I submit the following comments: Juvenile Hall Site Master Plan (A copy of the Master Plan and Appendix will be presented to the Board of Supervisors at the March 2, 2021 meeting.): A Master Plan was developed through collaboration of Marin County Supervisor Bob Roumiguere, Planning Director Mark Reisenfeld, and Lucas Valley Community members. The Master Plan was submitted to the Board of Supervisors and adopted in 1994. The Plan encompasses the Jeanette Prandi and Juvenile Hall sites being considered as housing sites. The Master Plan provides: a. Upper Idylberry Corridor - The plan stipulates the area north of the Idylberry is transferred to the Open Space District, and there shall be no structures or other improvements north of the Idylberry Corridor. b. Lower SE portion of the Juvenile Hall Site - the lower grass area is preserved for recreational uses. c. SW corner of the site (Jeanette Prandi Way) - shall remain as County Administrative and Storage Facilities only. d. Rotary Senior Housing (Jeanette Prandi Way) - shall be limited to 55 units, single story only. e. Juvenile Hall and County Parks Offices - area shall remain as County facilities. No additional development is permitted. The restrictions of the Master Plan prohibit consideration of this entire area for possible housing sites. In addition, all of the Lucas Valley sites are in the wildland urban interface (WUI) zones that contradict Governor Newson's priorities to shift housing away from rural wildfire-prone areas and closer to urban centers.	Email								X		X		X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
G - 155 Marinwood Avenue (Marinwood)	(Comment edited for length) The Lucas Valley Homeowner's Association represents 538 homes in the special R-1:B-LV zoning track in Upper Lucas Valley. We, the Board of Directors of the LVHA, would like to give our support for the efforts to increase housing in Marin County, and offer the following input. To begin with, our State Governor's Housing Plan incentivizes housing in urban centers near transportation and services, to reduce reliance on vehicles and their carbon footprint. If the County chooses a path contrary to the State Plan, and not utilize State funding incentives for urban development, then we ask for a reevaluation of the housing sites identified for our Lucas Valley/Marinwood area. As outlined below, areas 1 - 3 are both contrary to the RHNA requirements and pose a danger for emergency evacuations. There are several sites identified as potential home building sites in our area. 1. Lucas Valley Road / Mt Muir Court 2. Juvenile Detention Center/Jeanette Prandi Way 3. 7 Mt Lassen 4. 530 Blackstone Dr 5. Marinwood Market area. We agree that the Marinwood Market area is a suitable site. It is close to freeway access and has sufficient infrastructure in place, including amenities like food and gas, and can easily absorb new development. Ironically, the relative quantity proposed/identified at this site is comparably less than the quantity for site #2 above, which is a much less suitable site as shown in following comments. There are several factors that make areas 1 - 3 only marginally suitable for new building sites, and therefore should, at best, be only allowed limited building. Factors include: High Wildfire Risk - Single Limited Evacuation Route. Water Shortages. Lack of Infill Infrastructure. Building Atop Unmarked Graves. Zoning Restrictions: The special zoning district for Upper Lucas Valley (R-1:B-LV) limits most buildings to a single story. The district was created in order to adhere to the architectural vision and design aesthetic of Joseph Eichler, a renowned architect highly influential in modern architecture. The existing low income senior living homes on Jeanette Prandi Way are likewise single story. If a housing development is allowed near the Juvenile Detention Center site, 7 Mt. Lassen, or Muir Court, they would have to be single story to maintain the character of the surrounding architectural landscape. This would limit the number of units allowed at these sites. Juvenile Detention Center: The concept of constructing multi-family housing at or adjacent to the Detention Center poses challenging logistical and feasibility issues. The County's attempts to reduce juvenile incarceration has been largely successful; however, not to the point where closure of the facility is possible. Marin County's criminal justice program continues to call for incarceration of violent youth offenders, and does not currently have an alternative detention facility. Consequently, any new housing at the Jeanette Prandi location would be adjacent to the Detention Center. It may be quite difficult to convince a developer to invest in a location where part of the "selling pitch" to residents is proximity to a detention center, particularly given that the facilities at Juvenile Hall are in major disrepair. Long History of Racial Parity. Among the factors the County is reviewing in selecting sites is historical discrimination. Our community has no such history and should not, therefore, be a priority for desegregation. Unlike many restrictive covenants in other neighborhoods in Marin County and across California, our CC&Rs have never contained language restricting homeownership based on race, creed, color or religion. Our community celebrates diversity, and we want to make clear we have no history of resisting it. Indeed, it has been reported by original LVHA members that our community attracted a large number of buyers of Asian descent as it was one of the few areas that they were not discriminated from buying into. Locating Housing Near Services and Transportation: The Board of Supervisors affirmed several principles for deciding potential Housing sites and distribution in 12/2021. The potential Housing sites listed for the Lucas Valley communities seem to ignore the mandate for locating housing near services and transportation. The Lucas Valley Community believes the County should be practical and realistic in identifying sites to satisfy the RHNA requirements that do not create a danger to existing communities, will actually serve the goals of the housing mandate, and that show homage to our beautiful and historically significant community. We respectfully request the County to rethink its "rural" VS "urban" housing development plans in light of the State's most recent Urban Housing strategy and funding incentives.	Email (See Email Comments Received.PDF, pp. 173-178)											X					X
G - 155 Marinwood Avenue (Marinwood)	I am writing to urge you NOT to approve the Marinwood/Lucas Valley sites under consideration to satisfy the Association of Bay Area Governments Regional Housing Needs Allocation Plan. Developments at these six sites (St. Vincent's School, Marinwood Market, 530 Blackstone Drive, 7 Mt. Lassen, 2 Jeannette Prandi Way, and Lucas Valley Road near Terra Linda Ridge) would result in more than 2300 housing units. While I know that some of the proposed housing is intended for teachers and other critical workers and for low income housing, both of which are important and necessary, it seems like too much development for the infrastructure of this small area. Additionally, all of these proposed development sites are within the Miller Creek School District boundaries and the unfunded impact of these developments on the District would be disastrous. Since the District is currently funded using a Basic Aid Model, it gets no per pupil funding. This means that all the additional students these developments generate will not result in additional funding for the District.	Email		X	X					X							X	
G - 155 Marinwood Avenue (Marinwood)	I found the online tools for commenting cumbersome and inscrutable, and much too time consuming to use. So, the following are my comments about specific housing allotment recommendations in Marinwood Lucas Valley. Marinwood Market - 136 100 or less: Best and necessary site for redevelopment, but it should be a mixed use development as was proposed by Bridge Housing some years ago. Housing number should be reduced to under 100	Email								X								
G - 155 Marinwood Avenue (Marinwood)	I hope that the Marinwood Plaza/market site is again under consideration for housing. As you most likely know, some 15 years or so ago, the community shot down an excellent proposal from Bridge Housing. Except for the market, the property remains a derelict eyesore. Many of us in Marinwood would like to see the property improved, including a modest amount of housing development, along with community amenities such as a coffee shop, brew pub, or other gathering place, and other shops such as hair salon, co-working space, etc. It is close to public transportation, schools, and major employers most notably Kaiser. It's a far superior site for development than the St Vincents property which has myriad sea level rise and other environmental challenges, and very little other infrastructure. I hope the property will be on be on tomorrow's meeting agenda.	Email																X
G - 155 Marinwood Avenue (Marinwood)	I see the maps and have concerns that things aren't matching. Then two of the sites are still contaminated from the former cleaners at Marinwood Market Plaza - St. Vincent's and Marinwood Market Plaza. So what happens with the housing planned in these locations?1936 units?	Email														X		
G - 155 Marinwood Avenue (Marinwood)	I'm taking this opportunity as a resident of Upper Lucas Valley in Marin to voice my views/concerns about the housing sites under consideration in my area: In general: I don't know what constitutes median vs low income, but in general I support add'l housing strategically placed and sensitively designed (to minimize negative impact on the environment and established communities) for essential workers such as school teachers, sheriff, police & fire dept and hospital staffers, many of whom currently commute long distances to work in the areas they serve. I'd like to see new homeownership opportunities (at below market rates) made available to these workers, as building more high-priced rental units serves no one but property owners.Sites under consideration in the Marinwood/Lucas Valley areas: St Vincent's School - 1800; Marinwood Market - 136. These are both logical, less problematic sites for development, as they are walkable to the GG bus stop at/near Miller Creek & Marinwood Aves, with quick, easy access to the 101 fwy. I really hope to see sensitive urban planning on the St. Vincents site, so the beautiful open space currently grazed by cows does not become yet another soulless jungle of buildings standing shoulder to shoulder facing the freeway. Speaking as someone who's actually rooting for the Smart Train to not only survive, but thrive: part of any development of these sites should include a bike path/paths to connect either or both to the Civic Center Smart station. And/or a shuttle bus (it's too long to walk for commuters).530 Blackstone Drive (site of religious house) - 32. I've no knowledge/opinion re: this site. 7 Mt Lassen (site of office park) - 58. 2 Jeannette Prandi Way (site of Juvenile Hall) - 254. My husband & I currently rent an office at 7 Mt. Lassen, so it's news to us that this site's under consideration. It's a beautiful, unique office setting that serves both the Upper and Lower Lucas Valley communities as a place of business to walk to! I'd hate to see that disappear!!! However, I wouldn't be adverse to seeing a portion of the current 7 Mt. Lassen structures converted to work/live spaces, if sensitively planned. Maybe 30%. My comments re: St. Vincents also apply to Jeannette Prandi Way. As long as new development is against the hills with access via Idylberry Rd, away from Lucas Valley Rd, and sensitively planned, I'm not totally adverse to new development. However the # of units proposed is too high!! Lucas Valley Rd/near terra Linda Ridge: 26. I don't know exactly where this is, but in principle I'm against it. "The problem with all new development close to Lucas Valley Rd is not merely degradation of the scenic route of LVR - but more importantly, adding traffic congestion to a wildfire interface area with a single ingress/egress. I'm an LVHA block captain, and was present and part of the fire evacuation on Sept 1st 2021... a learning experience. It's for this reason that I signed the petition against development in Lucas Valley. I believe that the current Northgate Mall could and should be a site for mixed-use development including low-to median income housing, yet is not on this list of proposed sites. It ticks all the boxes for access to transportation, schools, shopping, etc.	Email			X	X		X	X			X		X			X	X

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
G - 155 Marinwood Avenue (Marinwood)	Thank you for taking time to read over my thoughts on the new housing developments proposed for Jeanette Prandi Way, Mount Muir Court, Marinwood Plaza and 7 Lassen. As a Marin County native of 58 years and a Lucas valley resident of 26 years, I am surprised that these projects are so close to approval without adequate community outreach and input. There are many items of concern that I don't feel have been adequately answered for me to support these developments. At this time I am strongly opposed to these developments. I am respectfully requesting more time for our community to better understand these proposals and how we can collaboratively help the County solve its low income housing challenges.	Email																
G - 155 Marinwood Avenue (Marinwood)	The 2022 Marin County Candidates site for Unincorporated Marin and especially Marinwood/ Lucas Valley/Silveria Ranch is absurd. It targets just 5 square miles with 80% of the housing allocation for affordable housing in one community WITHOUT essential planning for schools, roads, government services, water, sewer and other essential services. Why "plan to fail"? Shouldn't a good faith effort to build affordable housing in our community also include a comprehensive plan for accommodating growth? It doesn't. This is why it should be rejected today. Instead, let's address the core questions for growth AND the financial impact of adding massive amount of largely non profit housing to a single community WITHOUT ADDITIONAL TAX BASE. Marinwood/Lucas Valley currently has approximately 2700 housing units for 6000 residents. The proposed housing sites could add 2300 apartments and 5500 residents who ALL WILL NEED schools, water, government services, transportation, access to shopping, etc. Shouldn't a proper plan for growth precede approval for housing? One of the sites listed is Marinwood Plaza, our communities ONLY commercial plaza within walking distance for thousands of residents. If the plan for 160 units is approved, this would squeeze out a vital community center to the detriment of all. This is not including the problem of TOXIC WASTE contamination clean up suitable for residential dwelling is a long way off despite community pressure on the Regional Water Quality Control Board who will not enforce its own clean up orders on the current owners. Despite the harsh criticism of the RHNA process, I believe there is a real community desire for more affordable housing in a community that will be planned appropriately, won't redevelop our neighborhoods and utilize open spaces like Silveira Ranch, St Vincents and other sites. While everyone I know supports the idea of more housing, not a single one wants a poorly conceived plan that forces large housing projects without considering the impacts. Reject the current RHNA plan until a comprehensive community plan with real public input can be drafted. PS. The "Balancing Act" tool is NOT a serious tool for community input. Less than 25% of the homes under consideration were ever included in the database. I do not find "our database could not handle the data" as a credible reason from the Community Development Department. If you want REAL success seek REAL community support.	Email		X	X					X		X				X		
G - 155 Marinwood Avenue (Marinwood)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				
G - 155 Marinwood Avenue (Marinwood)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				
G - 155 Marinwood Avenue (Marinwood)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below.3: Encourage Infill and Redevelopment Opportunities; Marinwood market area has been talked about for years as a good site for housing units because of access to 101, market, etc. and is a good location for expansion of housing- it is also close to public transportation.	Email																X
G - 155 Marinwood Avenue (Marinwood)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below.3: Encourage Infill and Redevelopment Opportunities; Marinwood market area has been talked about for years as a good site for housing units because of access to 101, market, etc. and is a good location for expansion of housing- it is also close to public transportation.	Email																X
G - 155 Marinwood Avenue (Marinwood)	We have seen the preliminary list of potential housing sites for Marin County, including in unincorporated areas such as Marinwood/Lucas Valley, as developed by the ABAG (Regional Housing Needs Allocation Plan), and approved by the California Department of Housing and Community Development. The plan includes 2,412 units within the Lucas Valley / Marinwood area (accounting for 68% of the 3,569 units within unincorporated Marin County). Sites under consideration in the Marinwood / Lucas Valley areas: St Vincent's School - 1,800; Marinwood Market – 136; 530 Blackstone Drive (site of religious house) - 32 7; Mt Lassen (site of office park) – 58; 2 Jeannette Prandi Way (site of Juvenile Hall); 254 LucasValley Rd/near terra Linda Ridge: 26. We are not opposed to some moderate increase of housing units in the area. However, we have some serious concerns regarding these potential sites: (1) The Lucas Valley / Marinwood area currently has less than roughly 1,750 homes, spread across a roughly 3.5 mile valley corridor, almost all of which are single family dwellings, and the overwhelming majority of which are one or two story homes. There are no large multi-unit apartment buildings in this area. The overall magnitude of the increase in units in this area (2,412 units) is disproportionately large compared to the current housing density of the area. The proposed increase would more than double the overall number of housing units in the area. (2) The area to the south and west of St. Vincent's School (east of HWY 101) has been discussed as a potential development site for some time. Although multi-unit housing could easily be developed there, adding 1,800 units would completely overwhelm the property and this very large number of additional units represents an enormous growth for the area, on the same order of units as currently exist in all of Lucas Valley / Marinwood. To fit this large number of units, the development would likely include large three (or more) story structures, which do not currently exist anywhere in this area. (3) The site at 530 Blackstone Drive (current site of religious house) could easily fit a multi-unit development, however 32 units on this site is far too large for the size of the property, which is near the end of a small half-mile residential street, that currently has less than 50 total housing units. (4) The site at 7 Mt. Lassen Drive (currently two relatively small two-story office buildings) is far too small to fit 58 housing units without the new structure extending to three or more stories. (5) The site at 2 Jeannette Prandi Way (south of the Juvenile Hall) is currently an open space area with a loop path that is regularly used by nearby residents (including residents of the nearby senior housing development) as a recreational walking, bike riding, etc. area (and dog walking area). This open space area has been in existence for well over thirty years and is a very popular area regularly used by many residents of the adjoining neighborhoods. A potential development consisting of 254 units on this site would completely eliminate a treasured and much-used open space area and would likely require a multi-story (three or more stories) structure. Very few of the homes in this area of Lucas Valley / Marinwood are more than one story (almost all are one-story Eichler homes). Such a large development is completely out of character with the current land use in this area and should absolutely not be allowed to be developed on this site. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) These potential new housing units would create a very large additional demand for water resources in the Lucas Valley / Marinwood area which are currently very limited. The simple number (2,412) of potential additional housing units in the Lucas Valley / Marinwood area is much too large and would represent an approximate doubling of the current housing density in the area. Each of the proposed developments presents issues regarding the size of new structures (including constructing multi-story structures in areas where there are currently none), and would present issues concerning current resource capacities (including traffic, schools, and water). Thank you for your consideration of these issues when making decisions regarding potential new housing developments in the Lucas Valley / Marinwood area.	Email			X	X				X		X			X			

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
G - 155 Marinwood Avenue (Marinwood)	While I am generally in favor of additional low-income housing in Marin, it appears that the proposals for development of Marinwood Avenue turn that are of our neighborhoods (I live across the street) into an area that exclusively low-income housing. Experiments with consolidating low- income housing in the 1960-80's proved to us that this does not work well. These areas become neglected bygovernment and residents alike. Is it possible to make these development more diverse?	Email															X	
H - 1565 Vendola Drive (Santa Venetia)	Hello and thank you for the opportunity to comment regarding Future Housing Sites in Marin County. I attended the local Housing meeting regarding Santa Venetia and Los Ranchitos on February 15th and live in the Santa Venetia area. Here are my comments from a Santa Venetia resident perspective: 1. The process, while advised by the Marin County Planning Department, is being run by a consulting agency that is not familiar with Marin County and the local areas & neighborhoods. 2. The number of assigned housing units to Santa Venetia, 422, ignores the following. Before housing site numbers are assigned and accepted, a "CEQA-lite" analysis should be performed to determine if the numbers and locations are practical from a CEQA perspective. We heard these concerns brushed off with the response that if any development is going to be done, a full CEQA would be completed before development could/would proceed. This would be an "after-the-fact" process, with the fact that the housing numbers and sites have already been assigned and accepted, and would be too late to be influential in the development process. a. There is only one practical vehicle road out of Santa Venetia to the freeway that is already heavily impacted by three schools, the one at the JCC, the Marin School, and Venetia Valley school, and a large pre-school. Traffic in & out of Santa Venetia is also already heavily impacted by the JCC, the Civic Center traffic, the Marin Lagoon traffic, the Veterans Memorial traffic, the Marin Lagoon Housing and the commercial enterprises along McInnis Parkway. b. Some of the sites selected are in wetlands areas, such as the McPhail school site next to North San Pedro Road. c. some of the sites selected are next to the Bay and subject to special development restrictions, such as the McPhail school site. d. The total number of housing units assigned to Marin County, and not just to the unincorporated areas, does not take into account the water needs. And we, Marin County as serviced by MMWD, are in the middle of a water shortage with future years looking to be worse due to Climate Change. 3. Using city limit boundaries to direct neighborhood focus and comment ignores the reality of the holistic nature of a neighborhood that crosses city limits and unincorporated boundaries. It is expedient, especially for an outside consulting firm not familiar with Marin County or Santa Venetia, but not realistic. This is especially true for the Santa Venetia area. Santa Venetia is heavily impacted by what the City of San Rafael does or does not do around the Civic Center, at the intersection of North San Pedro Road and Civic Center Drive, around Marin Lagoon Park, at the Marin Lagoon homes neighborhood, and at the Marin Ranch Airport. Using city limit boundaries is expedient but not accurate and realistic in appraising housing impacts to a neighborhood such as Santa Venetia. And restricting the geographical area that Santa Venetia residents can comment on and have input to, to not include what is inside the City limits of San Rafael for the areas noted above is violating our rights to comment on and have input to what is impacting our neighborhood. Thank you for the chance to comment	Email				X					X			X	X			
H - 1565 Vendola Drive (Santa Venetia)	Here in Santa Venetia, we are living with water shortages, traffic congestion, and our community's evacuation route was named the most dangerous in Marin and yet huge additional numbers of housing are proposed for this flood prone neighborhood. That's insane! We are not fooled by claims that these new residents won't drive everywhere. They will. We already know that every person of driving age in our neighborhood not only drives but owns a car, or truck. They line our streets, further restricting access routes. There are sites where housing can happen like at Northgate Mall, but not in our overcrowded flood zone.	Email				X				X	X			X				
H - 1565 Vendola Drive (Santa Venetia)	Hi, I would like to object to 251 N San Pedro as a site to build housing. There is a Child Center there serving many families. The ball field on the property is used by the children at the school and people in the neighborhood. There are very few ball fields for Little League. This ball field should not be taken away from ball players. I live in the condo complex next door. Parking is already limited for residents and guests. We can't absorb all the people people who would live there who have more cars than the give spots for them and their guests. If housing needs to be built in Santa Venetia why not 1565 Vendola Dr? The school property there has not been used for decades.	Email																X
H - 1565 Vendola Drive (Santa Venetia)	I am a longtime resident of Santa Venetia in unincorporated Marin County, and a member of the Santa Venetia Neighborhood Association (SVNA). I, along with many of my neighbors, attended the February 15 Zoom meeting on the Housing Element initiative, which seems detached from the reality of worsening climate change. Much of Santa Venetia exists in a flood plain; other parts are in the WUI. With only a single one-lane route in and out of the neighborhood — North San Pedro Road — our existing infrastructure is already stretched to the breaking point with daily traffic congestion restricting both egress and ingress. We currently have fewer than 1800 residences in Santa Venetia, yet the Housing Element recommends 422 additional units, representing an increase of approximately 25%. Adding a fraction of 422 units to Santa Venetia would greatly compromise the safety of its residents, in addition to degrading quality of life. Many of our homes were built in the WUI. We are at constant risk of wildfire, with unstable hillsides that in recent years have collapsed onto North San Pedro Road. Like all of our Marin neighbors, we are constrained by drought. Here in Santa Venetia, our water supply comes from tanks that are sited in the WUI. Supplanting CEQA review in the drive to create multi-million-dollar homes puts our cultural as well as our natural environment at risk. For example, Oxford Valley, a known site of native tribal artifacts such as shell mounds, has been designated for 45 "above moderate income" units. Bypassing CEQA would eliminate the protection of cultural resources here and in other areas of Santa Venetia and Marin that have not yet been surveyed and would be lost forever. Our neighborhood is known to be at severe risk of flooding. The SVNA is currently participating in a collaboration between the California Dept of Parks and Rec, The County of Marin, and The SF Bay NERR to "Identify and Evaluate Sea Level Rise Adaptation Options to Solve Road Flooding in China Camp State Park." The project recently received a \$525k grant to address the critical issue of flooding in the low- lying segment of North San Pedro that runs between Santa Venetia and Peacock Gap. This road is our only alternate route to Highway 101, one that our emergency responders rely upon when highway traffic is heavy. Here is a link to the July 26, 2021 article in the Marin IJ that describes the flooding (which is only expected to worsen) and touches on our risk of impeded egress/ingress in the event of a natural disaster: https://www.marinij.com/2021/07/26/china-camp-road-flooding-project-gets-525k-grant/ The Housing Element did not seem include plans for significant numbers of true low- income housing. In the future, we would like to see a plan that factors in housing that our neighbors throughout Marin County could afford.	Email				X					X	X		X	X		X	
H - 1565 Vendola Drive (Santa Venetia)	I am a longtime resident of Santa Venetia in unincorporated Marin County, and a member of the Santa Venetia Neighborhood Association (SVNA). I, along with many of my neighbors, attended the February 15 Zoom meeting on the Housing Element initiative, which seems detached from the reality of worsening climate change. Much of Santa Venetia exists in a flood plain; other parts are in the WUI. With only a single one-lane route in and out of the neighborhood — North San Pedro Road — our existing infrastructure is already stretched to the breaking point with daily traffic congestion restricting both egress and ingress. We currently have fewer than 1800 residences in Santa Venetia, yet the Housing Element recommends 422 additional units, representing an increase of approximately 25%. Adding a fraction of 422 units to Santa Venetia would greatly compromise the safety of its residents, in addition to degrading quality of life. Many of our homes were built in the WUI. We are at constant risk of wildfire, with unstable hillsides that in recent years have collapsed onto North San Pedro Road. Like all of our Marin neighbors, we are constrained by drought. Here in Santa Venetia, our water supply comes from tanks that are sited in the WUI. Supplanting CEQA review in the drive to create multi-million-dollar homes puts our cultural as well as our natural environment at risk. For example, Oxford Valley, a known site of native tribal artifacts such as shell mounds, has been designated for 45 "above moderate income" units. Bypassing CEQA would eliminate the protection of cultural resources here and in other areas of Santa Venetia and Marin that have not yet been surveyed and would be lost forever. Our neighborhood is known to be at severe risk of flooding. The SVNA is currently participating in a collaboration between the California Dept of Parks and Rec, The County of Marin, and The SF Bay NERR to "Identify and Evaluate Sea Level Rise Adaptation Options to Solve Road Flooding in China Camp State Park." The project recently received a \$525k grant to address the critical issue of flooding in the low- lying segment of North San Pedro that runs between Santa Venetia and Peacock Gap. This road is our only alternate route to Highway 101, one that our emergency responders rely upon when highway traffic is heavy. Here is a link to the July 26, 2021 article in the Marin IJ that describes the flooding (which is only expected to worsen) and touches on our risk of impeded egress/ingress in the event of a natural disaster: https://www.marinij.com/2021/07/26/china-camp-road-flooding-project-gets-525k-grant/ The Housing Element did not seem include plans for significant numbers of true low- income housing. In the future, we would like to see a plan that factors in housing that our neighbors throughout Marin County could afford.	Email		X		X				X	X	X	X	X	X			

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
H - 1565 Vendola Drive (Santa Venetia)	I am against the proposed units on North San Pedro Road. This proposed project is completely unsustainable and not researched for undesirable living situations. There are many factors that indicate this would not be a good site to build. Factors such as flood control, sea rising at a rate we can expect in the coming years, congestion, removal of a ball park and mostly there are no services to support this project. Well thought out projects include parks, services, bike paths, sidewalks and a reasonable egress in case of fire. North San Pedro Road is all ready congested due to a large school and many churches on this road. Another road to San Rafael is available to Point San Pedro Road however this road is failing due to floods in the winter and very evident sink holes that are not being addressed. More traffic would of course erode the roads further and in the past have had slides on this road particularly after recent tree removal has increased the likely occurrence.	Email		X	X	X				X	X	X		X				
H - 1565 Vendola Drive (Santa Venetia)	I attended the zoom meeting a few nights ago. I share the concern of some of my neighbors, well articulated by Gina Hagen. While I totally support affordable housing (so question if this will be "affordable" for working class people), I think we already have too many high density buildings on San Pedro Road, Jcc, school, rest homes, elder affordable housing, civic center etc... So I would support maybe 25 more units or something manageable, but hundreds seems like asking for trouble in an emergency. I live on Labrea way and I am glad we have housing for families, down the street, but a common problem is the amount of cars and high occupancy of some of the apartments. The overflow of cars goes all the way to Rosal, and currently I have had cars parked in front of my house for a month and more. It is not a significant problem in my case, but my neighbor who has teenagers with cars, is having to struggle to park their own cars, while the overflow is from housing two blocks away. Obviously San Rafael is a good place for more housing and i would think a place closer to the freeway like Marin Square could be used for extra units of housing. I also would personally like to build an accessory unit in my front yard for a student, teacher, medical professional, at affordable rate. It would be nice to have a department in Marin county who could help seniors like myself design,, get permits, and loans to afford to create such units. I myself was a renter in Marin for 36 years and lived in in-law apartments. I found it much more private and a win/win solution for the owner, typically older retired person, and myself as young professional. I was excited about an organization called Lily Pads and attended a meeting but found out later the owner was no longer providing services. So this would be a great thing to promote. Thank you for including us in your work. Hope we can have more affordable housing, while preserving the safety of our neighborhoods.	Email						X		X							X	
H - 1565 Vendola Drive (Santa Venetia)	I served on the Santa Venetia Community Plan (SVCP) Committee for almost 10 years, including working with County Staff the last 4 years, until its final adoption in 2017. This process included a thorough survey of our neighbors who commented on every empty parcel and open space for future development (and in fact Godbe told us the response was overwhelming with a higher than normal percentage of participation). Our SVCP Committee Members represented every corner of Santa Venetia. We held community meetings (that were well-attended) so all residents had a chance to voice their opinions and ideas. No one knows Santa Venetia better than Santa Venetians. The plan was supposed to cover everything of interest to ensure a diverse, family-oriented, and happy community for years to come. Adding 442 units is simply untenable for a small, working-class hamlet such as Santa Venetia. The last two open spaces (two ball fields) are slated for high density housing. This is totally uncharacteristic of the surrounding neighbors who live in small, single- family housing. In the February 15th Housing Element Zoom call, with County Staff and Contractors from... who knows where?, we were informed that our Community Plan would need to be updated. Who would do this work? When and how soon would these updates happen? How can the County randomly update our Community Plans that we spent so many resources on. SB-9 and SB-10 are a complete contradiction to our Community Plan that we dedicated years of work and volunteer hours to finally see its adoption. These past summers, we've stayed inside due to smoke and/or triple-digit weather. We used a bucket from our shower to water our indoor and deck plants while our yard withered and died due to restrictions and requirements in place from Marin Water. We worked out evacuation routes to alert residents to escape danger due to our one road in and out of Santa Venetia. I heard chain saws, chippers, and weed whackers almost every day, regardless of the high, fire-danger days. This is due to San Rafael Fire Department notifications and requirements. Also, there is currently a plan in place for creekside residents to have their wooden levees raised two feet to protect the sinking, below-sea-level homes in the flood zone (Zone 7), due to Sea Level Rise. The CDA is currently working on a "Safety Overlay Map" to be completed after the Housing Element site are chosen. Isn't this a case of "putting the cart before the horse"? Due to the location of Santa Venetia, nestled before the ripe, fire-prone area of San Pedro Ridge and the rising Las Gallinas Creek, doesn't this deserve a second look and/or consideration of the over-inflated number of units allotted to our small hamlet. When talking to my neighbors, the 422 units sounds so incredulous, they find it impossible to believe. As a volunteer, seasoned Land Use Member, I can't say I blame them. It's mind-boggling. Please reconsider Santa Venetia's allotted housing site numbers.	Email									X			X	X			
H - 1565 Vendola Drive (Santa Venetia)	I will reiterate the comments I made at the February 15 Housing Element meeting... I've lived in SV for over 30 years. I've served on the Santa Venetia Neighborhood Association Board of Directors for almost 30 years. Through our neighborhood association, The Santa Venetia Neighborhood Association (SVNA), we try to get the word out so that our residents are aware of upcoming projects and opportunity to comment. We've heard from Santa Venetia residents that they want to protect our quality of life. We are already concerned about the constant fire danger, flooding, Sea Level Rise, ingress and egress, and unsafe evacuation routes. Climate change is a huge concern for us and as well, we have run out of water in Marin County and are under strict mandates, so I can't understand how adding more and more housing units will help. And to restate, 422 units in SV is an increase of almost 25% of the 1,700-1,800 units we currently had, at last count. It's a very shocking number of additional units for us. I grew up in San Rafael. I hate what they've done to the City and have been constantly disappointed with the building choices and what they have given up. I don't want to see that happening in Santa Venetia – more congestion and loss of our green spaces. Affordable housing sounds great on paper, but we never seem to get that promise fulfilled. I've followed projects in San Rafael and for almost every project, the promise is a huge amount of housing with a small portion designated affordable and then after the project passes through the hurdles, the affordable-housing number is adjusted... always downward. I remember previously rules were passed to keep up with the demand of affordable housing, but the goalposts seem to constantly change and that number is lowered. What is the promise that won't happen with this process? Also, I heard them say at that meeting, they were giving schools and churches more flexibility by allowing them to build on parking lots? If that is the case, where will people park? They've already lowered the parking needed for new building in our communities. We already have overblown congestion, car-to-car parking along the road, and lots of red curbs. The idea of reducing parking requirements for new units AND building on parking required for old units is frightening. And finally, I realize this mandate for housing comes from the state. I believe we (my neighbors) are all on the same page when I ask that you push-back against these mandates. These are not only unrealistic for Santa Venetia but for all of Marin, the wonderful county I grew up in.	Email									X	X	X	X	X		X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
I - 251 N San Pedro Road (Santa Venetia)	(Comment edited for length) As the directors of Marin Cove Homeowner's Association, and on behalf of the Association, we register our strong objections to plans to turn the Old Gallinas school site into a housing complex. The Marin Cove subdivision is in the Santa Venetia neighborhood. It has 75 units, on single lane streets, and has limited parking areas. The owners are generally single families; some of which have children. The owners, in part due to the limited public transportation, generally use cars to get to and from work. Marin Cove HOA, not the school district, owns the strip of land on the west side of Schmidt Lane separating the field at the Old Gallinas School District from Schmidt Lane. The HOA does not consent to the use of its property to provide access for proposed housing. To the extent the driveway on Schmidt Lane, which crosses the strip of property owned by the Marin Cove HOA, is claimed to be an easement to permit access to the field, if the proposed housing development contemplates the use of such driveway, such is a dramatically increased use of the easement. We do not consent to the use of the driveway to serve a 180- unit development. For the reasons discussed below, we request the removal of the Old Gallinas property from the list of sites proposed for affordable housing. We make these objections based on Government Code section 65852.21 of the Housing Crisis Act ("HCA"), which provides for denial of a proposed housing development project if such project would have a "specific, adverse environmental and social impact," as defined and determined in paragraph (2) of subdivision (d) of Government Code section 65589.5. A significant adverse environmental and social impact means a "significant, quantifiable, direct, and unavoidable impact" [emphasis added], based on objective, identified written public health or safety standards, policies, or conditions. (Govt. Code, § 65580.5(d)(2).) Preliminarily, we object to the lack of notice of consideration of the Old Gallinas school site as a location for affordable housing. The Board only learned of the consideration on Monday, February 21, 2022. In the past, the County posted notices of consideration of proposed construction developments on our streets, or sent circulars to residents, so they could make a reasoned response. Why such notice was not given here is unclear. In the past, Santa Venetia residents have objected to the County's attempts to either build on the Old Gallinas field, or turn the field into a designated dog park. The residents' objections, then, as now, included concerns as to congestion and parking. Due to the lack of notice, we are only able to offer brief comments as to the unsuitability of the planned development in this location. We do not know, for example, whether the proposal is for the entire closure of the child care center, as well as the field. We do not waive any objection to the lack of notice. We reserve all rights to contest the lack of notice. As a very brief summary, the significant adverse impacts posed by the housing development include the loss of needed facilities for childcare and recreational purposes, traffic congestion on our streets, parking problems, and safety concerns created by the inability of emergency vehicles to access our neighborhood during periods of traffic congestion. There are obviously more suitable alternatives which, under the HCA, does not permit disregarding these adverse impacts. First, the loss of a child center (if such is being considered) will dramatically affect local residents who use the center to permit their children to be cared for while they work. The Legislature has declared furnishing facilities for child care serves an important public interest. ¹ The field is used by children attending the day care center for recreational purposes. It is unfair to conclude such children should not have adequate recreational space. Second, turning to the traffic congestion issue, North San Pedro is only a two lane highway east of Civic Center Drive until approximately Peacock Gap. This roadway is already heavily burdened by parents dropping off and picking up their children (weekdays 8-9:15 am, 3-4 pm), and buses transporting children to and from the Venetia Valley school. Approximately 730 children attend the school. The turnouts built during the modification of the Venetia Valley school have not eliminated the congestion problems. The HCA expressly refers to congestion management, and provides that nothing in the HCA relieves a public agency from complying with congestion management. (Govt. Code, § 65589.5. subd. (e).)	Email (See Email Comments Received.PDF, pp. 75-79)			X	X	X							X				
I - 251 N San Pedro Road (Santa Venetia)	(Comment edited for length) The Northridge Homeowners Association ("NHA") respectfully submits these initial comments regarding 251 North San Pedro Rd. (herein, "Old Gallinas School and Ball Field")—and also regarding the identified potential sites in Santa Venetia more generally. We very much appreciate the County's consideration of the below comments. Northridge is a residential neighborhood in Santa Venetia that is adjacent at its eastern end to Old Gallinas School and Ballfield. Northridge includes 176 single-family homes as well as a neighborhood pool and privately-owned tennis courts. Given our close proximity to Old Gallinas School and Ball Field, any proposed development of that property is obviously of critical interest (and concern) to our residents. The County's draft candidate site list identifies Old Gallinas School and Ball Field as a candidate site for adding an extremely large number of what would have to be high-density housing units in a relatively small space. The NHA has received feedback from some of the residents in our neighborhood. The scope, size, and would-be density of this, alone, are shocking and of great concern to our neighborhood. Old Gallinas School and Ballfield would be a very poor choice/candidate for any significant housing development for multiple reasons: Please Don't Get Rid of Santa Venetia's Only Ball Field. To accommodate a project anywhere near the scope suggested in the draft list would require not only getting rid of the school buildings (which themselves are currently being used for essential child day care services), but also would require getting rid of (i.e., building on top of) the baseball field which currently comprises the majority of the property. This is the only ball field that Santa Venetia has, and it would be absolutely terrible if it were to be lost. Indeed, the Santa Venetia Community Plan specifically identifies as a major priority: "preservation of existing recreational assets in the community such as the...existing ball and play fields." This item was included in the Community Plan because numerous residents identified this specifically (including the Old Gallinas Ball Field, in particular) as a critical neighborhood asset to preserve. Surely, there must be better candidate sites that don't require eliminating the only ball field for an entire neighborhood (and eliminating a desperately-needed day care facility on top of that). Don't Exacerbate an Already Very Serious Traffic Problem. Adding numerous units of housing where the Old Gallinas School and Ball Field is—and, more broadly, adding hundreds of additional housing units to Santa Venetia—would significantly exacerbate an already very serious traffic problem in the neighborhood. Santa Venetia has one way in and out of the neighborhood, and that one road (N. San Pedro Rd.) often backs up significantly, particularly, but not only, during school drop off/pick up times. Even without the potential additional housing identified in the draft candidate site list, the traffic situation in Santa Venetia is already expected to get worse in the near and intermediate term, as San Rafael City Schools apparently intends to expand and increase enrollment at Venetia Valley School and the Osher Marin JCC also has plans to increase the size and enrollment of its school. As to Venetia Valley School, the County apparently has little if any control over development/expansion plans on SRCS school property. Both the current major traffic problems facing the neighborhood and the schools' expansion plans must be considered in evaluating the traffic impact, and ultimately the viability, of adding any material amount of additional housing to Santa Venetia. Simply put, adding hundreds of housing units to this neighborhood, as the draft candidate site list seems to contemplate as a possibility, would further exacerbate a bad traffic situation and, frankly, would not be sustainable for this community. Additional Housing Units Would Exacerbate Emergency Exit Problems. Adding Hundreds of Units of Housing to Santa Venetia Would Materially Impact the Character of the Neighborhood. If even a fraction of the potential housing contemplated as possible by the draft site candidate list were to come to fruition, it would involve adding large housing complexes that are overly-dense and out-of-character for the neighborhood, creating potential noise and quality of life problems for Northridge and Santa Venetia more generally. The possibility of adding 186 units of housing to Old Gallinas School and Ball Field Site, alone, would be a drastic change for Northridge and is of great concern to our community which is adjacent to the school/ball field. Any rezoning/approval of additional housing, to the extent it is deemed appropriate, should carefully limit development to something far less dense (i.e., something in line with the current, prevailing residential density in Santa Venetia).	Email (See Email Comments Received.PDF, pp. 87-89)			X	X				X		X	X	X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
I - 251 N San Pedro Road (Santa Venetia)	Hello and thank you for the opportunity to comment regarding Future Housing Sites in Marin County. I attended the local Housing meeting regarding Santa Venetia and Los Ranchitos on February 15th and live in the Santa Venetia area. Here are my comments from a Santa Venetia resident perspective: 1. The process, while advised by the Marin County Planning Department, is being run by a consulting agency that is not familiar with Marin County and the local areas & neighborhoods. 2. The number of assigned housing units to Santa Venetia, 422, ignores the following. Before housing site numbers are assigned and accepted, a "CEQA-lite" analysis should be performed to determine if the numbers and locations are practical from a CEQA perspective. We heard these concerns brushed off with the response that if any development is going to be done, a full CEQA would be completed before development could/would proceed. This would be an "after-the-fact" process, with the fact that the housing numbers and sites have already been assigned and accepted, and would be too late to be influential in the development process. a. There is only one practical vehicle road out of Santa Venetia to the freeway that is already heavily impacted by three schools, the one at the JCC, the Marin School, and Venetia Valley school, and a large pre-school. Traffic in & out of Santa Venetia is also already heavily impacted by the JCC, the Civic Center traffic, the Marin Lagoon traffic, the Veterans Memorial traffic, the Marin Lagoon Housing and the commercial enterprises along McInnis Parkway. b. Some of the sites selected are in wetlands areas, such as the McPhail school site next to North San Pedro Road. c. some of the sites selected are next to the Bay and subject to special development restrictions, such as the McPhail school site. d. The total number of housing units assigned to Marin County, and not just to the unincorporated areas, does not take into account the water needs. And we, Marin County as serviced by MMWD, are in the middle of a water shortage with future years looking to be worse due to Climate Change. 3. Using city limit boundaries to direct neighborhood focus and comment ignores the reality of the holistic nature of a neighborhood that crosses city limits and unincorporated boundaries. It is expedient, especially for an outside consulting firm not familiar with Marin County or Santa Venetia, but not realistic. This is especially true for the Santa Venetia area. Santa Venetia is heavily impacted by what the City of San Rafael does or does not do around the Civic Center, at the intersection of North San Pedro Road and Civic Center Drive, around Marin Lagoon Park, at the Marin Lagoon homes neighborhood, and at the Marin Ranch Airport. Using city limit boundaries is expedient but not accurate and realistic in appraising housing impacts to a neighborhood such as Santa Venetia. And restricting the geographical area that Santa Venetia residents can comment on and have input to, to not include what is inside the City limits of San Rafael for the areas noted above is violating our rights to comment on and have input to what is impacting our neighborhood. Thank you for the chance to comment	Email					X				X			X	X			
I - 251 N San Pedro Road (Santa Venetia)	Here in Santa Venetia, we are living with water shortages, traffic congestion, and our community's evacuation route was named the most dangerous in Marin and yet huge additional numbers of housing are proposed for this flood prone neighborhood. That's insane! We are not fooled by claims that these new residents won't drive everywhere. They will. We already know that every person of driving age in our neighborhood not only drives but owns a car, or truck. They line our streets, further restricting access routes. There are sites where housing can happen like at Northgate Mall, but not in our overcrowded flood zone.	Email				X				X	X			X				
I - 251 N San Pedro Road (Santa Venetia)	Hi, I would like to object to 251 N San Pedro as a site to build housing. There is a Child Center there serving many families. The ball field on the property is used by the children at the school and people in the neighborhood. There are very few ball fields for Little League. This ball field should not be taken away from ball players. I live in the condo complex next door. Parking is already limited for residents and guests. We can't absorb all the people people who would live there who have more cars than the give spots for them and their guests. If housing needs to be built in Santa Venetia why not 1565 Vendola Dr? The school property there has not been used for decades.	Email			X		X											
I - 251 N San Pedro Road (Santa Venetia)	I am a longtime resident of Santa Venetia in unincorporated Marin County, and a member of the Santa Venetia Neighborhood Association (SVNA). I, along with many of my neighbors, attended the February 15 Zoom meeting on the Housing Element initiative, which seems detached from the reality of worsening climate change. Much of Santa Venetia exists in a flood plain; other parts are in the WUI. With only a single one-lane route in and out of the neighborhood — North San Pedro Road — our existing infrastructure is already stretched to the breaking point with daily traffic congestion restricting both egress and ingress. We currently have fewer than 1800 residences in Santa Venetia, yet the Housing Element recommends 422 additional units, representing an increase of approximately 25%. Adding a fraction of 422 units to Santa Venetia would greatly compromise the safety of its residents, in addition to degrading quality of life. Many of our homes were built in the WUI. We are at constant risk of wildfire, with unstable hillsides that in recent years have collapsed onto North San Pedro Road. Like all of our Marin neighbors, we are constrained by drought. Here in Santa Venetia, our water supply comes from tanks that are sited in the WUI. Supplanting CEQA review in the drive to create multi-million-dollar homes puts our cultural as well as our natural environment at risk. For example, Oxford Valley, a known site of native tribal artifacts such as shell mounds, has been designated for 45 "above moderate income" units. Bypassing CEQA would eliminate the protection of cultural resources here and in other areas of Santa Venetia and Marin that have not yet been surveyed and would be lost forever. Our neighborhood is known to be at severe risk of flooding. The SVNA is currently participating in a collaboration between the California Dept of Parks and Rec, The County of Marin, and The SF Bay NERR to "Identify and Evaluate Sea Level Rise Adaptation Options to Solve Road Flooding in China Camp State Park." The project recently received a \$525k grant to address the critical issue of flooding in the low-lying segment of North San Pedro that runs between Santa Venetia and Peacock Gap. This road is our only alternate route to Highway 101, one that our emergency responders rely upon when highway traffic is heavy. Here is a link to the July 26, 2021 article in the Marin IJ that describes the flooding (which is only expected to worsen) and touches on our risk of impeded egress/ingress in the event of a natural disaster: https://www.marinij.com/2021/07/26/china-camp-road-flooding-project-gets-525k-grant/ The Housing Element did not seem include plans for significant numbers of true low-income housing. In the future, we would like to see a plan that factors in housing that our neighbors throughout Marin County could afford.	Email		X		X				X	X	X	X	X	X			
I - 251 N San Pedro Road (Santa Venetia)	I am against the proposed units on North San Pedro Road. This proposed project is completely unsustainable and not researched for undesirable living situations. There are many factors that indicate this would not be a good site to build. Factors such as flood control, sea rising at a rate we can expect in the coming years, congestion, removal of a ball park and mostly there are no services to support this project. Well thought out projects include parks, services, bike paths, sidewalks and a reasonable egress in case of fire. North San Pedro Road is all ready congested due to a large school and many churches on this road. Another road to San Rafael is available to Point San Pedro Road however this road is failing due to floods in the winter and very evident sink holes that are not being addressed. More traffic would of course erode the roads further and in the past have had slides on this road particularly after recent tree removal has increased the likely occurrence.	Email		X	X	X				X	X	X		X				
I - 251 N San Pedro Road (Santa Venetia)	I attended the zoom meeting a few nights ago. I share the concern of some of my neighbors, well articulated by Gina Hagen. While I totally support affordable housing (so question if this will be "affordable" for working class people), I think we already have too many high density buildings on San Pedro Road, Jcc, school, rest homes, elder affordable housing, civic center etc... So I would support maybe 25 more units or something manageable, but hundreds seems like asking for trouble in an emergency. I live on Labrea way and I am glad we have housing for families, down the street, but a common problem is the amount of cars and high occupancy of some of the apartments. The overflow of cars goes all the way to Rosal, and currently I have had cars parked in front of my house for a month and more. It is not a significant problem in my case, but my neighbor who has teenagers with cars, is having to struggle to park their own cars, while the overflow is from housing two blocks away. Obviously San Rafael is a good place for more housing and I would think a place closer to the freeway like Marin Square could be used for extra units of housing. I also would personally like to build an accessory unit in my front yard for a student, teacher, medical professional, at affordable rate. It would be nice to have a department in Marin county who could help seniors like myself design,, get permits, and loans to afford to create such units. I myself was a renter in Marin for 36 years and lived in in-law apartments. I found it much more private and a win/win solution for the owner, typically older retired person, and myself as young professional. I was excited about an organization called Lily Pads and attended a meeting but found out later the owner was no longer providing services. So this would be a great thing to promote. Thank you for including us in your work. Hope we can have more affordable housing, while preserving the safety of our neighborhoods.	Email					X			X							X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
I - 251 N San Pedro Road (Santa Venetia)	I served on the Santa Venetia Community Plan (SVCP) Committee for almost 10 years, including working with County Staff the last 4 years, until its final adoption in 2017. This process included a thorough survey of our neighbors who commented on every empty parcel and open space for future development (and in fact Godbe told us the response was overwhelming with a higher than normal percentage of participation). Our SVCP Committee Members represented every corner of Santa Venetia. We held community meetings (that were well-attended) so all residents had a chance to voice their opinions and ideas. No one knows Santa Venetia better than Santa Venetians. The plan was supposed to cover everything of interest to ensure a diverse, family-oriented, and happy community for years to come. Adding 442 units is simply untenable for a small, working-class hamlet such as Santa Venetia. The last two open spaces (two ball fields) are slated for high density housing. This is totally uncharacteristic of the surrounding neighbors who live in small, single- family housing. In the February 15th Housing Element Zoom call, with County Staff and Contractors from... who knows where?, we were informed that our Community Plan would need to be updated. Who would do this work? When and how soon would these updates happen? How can the County randomly update our Community Plans that we spent so many resources on. SB-9 and SB-10 are a complete contradiction to our Community Plan that we dedicated years of work and volunteer hours to finally see its adoption. These past summers, we've stayed inside due to smoke and/or triple-digit weather. We used a bucket from our shower to water our indoor and deck plants while our yard withered and died due to restrictions and requirements in place from Marin Water. We worked out evacuation routes to alert residents to escape danger due to our one road in and out of Santa Venetia. I heard chain saws, chippers, and weed whackers almost every day, regardless of the high, fire-danger days. This is due to San Rafael Fire Department notifications and requirements. Also, there is currently a plan in place for creekside residents to have their wooden levees raised two feet to protect the sinking, below-sea-level homes in the flood zone (Zone 7), due to Sea Level Rise. The CDA is currently working on a "Safety Overlay Map" to be completed after the Housing Element site are chosen. Isn't this a case of "putting the cart before the horse"? Due to the location of Santa Venetia, nestled before the ripe, fire-prone area of San Pedro Ridge and the rising Las Gallinas Creek, doesn't this deserve a second look and/or consideration of the over-inflated number of units allotted to our small hamlet. When talking to my neighbors, the 422 units sounds so incredulous, they find it impossible to believe. As a volunteer, seasoned Land Use Member, I can't say I blame them. It's mind-boggling. Please reconsider Santa Venetia's allotted housing site numbers.	Email									X			X	X			
I - 251 N San Pedro Road (Santa Venetia)	I will reiterate the comments I made at the February 15 Housing Element meeting... I've lived in SV for over 30 years. I've served on the Santa Venetia Neighborhood Association Board of Directors for almost 30 years. Through our neighborhood association, The Santa Venetia Neighborhood Association (SVNA), we try to get the word out so that our residents are aware of upcoming projects and opportunity to comment. We've heard from Santa Venetia residents that they want to protect our quality of life. We are already concerned about the constant fire danger, flooding, Sea Level Rise, ingress and egress, and unsafe evacuation routes. Climate change is a huge concern for us and as well, we have run out of water in Marin County and are under strict mandates, so I can't understand how adding more and more housing units will help. And to restate, 422 units in SV is an increase of almost 25% of the 1,700-1,800 units we currently had, at last count. It's a very shocking number of additional units for us. I grew up in San Rafael. I hate what they've done to the City and have been constantly disappointed with the building choices and what they have given up. I don't want to see that happening in Santa Venetia – more congestion and loss of our green spaces. Affordable housing sounds great on paper, but we never seem to get that promise fulfilled. I've followed projects in San Rafael and for almost every project, the promise is a huge amount of housing with a small portion designated affordable and then after the project passes through the hurdles, the affordable-housing number is adjusted... always downward. I remember previously rules were passed to keep up with the demand of affordable housing, but the goalposts seem to constantly change and that number is lowered. What is the promise that won't happen with this process? Also, I heard them say at that meeting, they were giving schools and churches more flexibility by allowing them to build on parking lots? If that is the case, where will people park? They've already lowered the parking needed for new building in our communities. We already have overblown congestion, car-to-car parking along the road, and lots of red curbs. The idea of reducing parking requirements for new units AND building on parking required for old units is frightening. And finally, I realize this mandate for housing comes from the state. I believe we (my neighbors) are all on the same page when I ask that you push-back against these mandates. These are not only unrealistic for Santa Venetia but for all of Marin, the wonderful county I grew up in.	Email								X	X	X		X	X		X	
I - 251 N San Pedro Road (Santa Venetia)	Re: Marin County Housing and Safety Elements Update, 2023 – 2031. The Santa Venetia Neighborhood Association (SVNA) is an organization representing the interests of 1,700 – 1,800 households (4,474 residents per the 2019 census figures) who live in Santa Venetia. As an organization, we are dedicated to the enhancement and preservation of the character and quality of life of the Santa Venetia neighborhood. We do our best to represent our community and have an established reputation to be a voice for proper development. And in accordance with our mission statement, we, the Board Members of the SVNA, feel compelled to comment on this issue. We want to ensure that the Marin County Board of Supervisors receives an accurate impression from our community regarding the updated Housing Element and are writing today to summarize feedback we have heard from many of our members. Many residents of Santa Venetia, including members of the SVNA, attended the February 15 Zoom meeting where consultants representing the interests of the housing element initiative presented online tools for community feedback. We find these tools inadequate; rather than serving as an open platform for the BOS to receive realistic community input, they seem designed to provide information to housing element staff as to where to add more housing. The Housing Element recommends 422 additional units for Santa Venetia. There are currently fewer than 1,800 residences in Santa Venetia, so this represents an increase of approximately 25%— far more growth than the neighborhood has seen for at least two decades. This mandate seems utterly siloed from the worsening reality of global warming and climate change, (the existence of which was recognized both in the Countywide Plan and by the Marin County Civil Grand Jury) which is leading to catastrophic weather events such as fires and flooding. The upland parts of Santa Venetia not directly threatened by flooding are part of the Wildland Urban Interface (WUI) and are subject to year-round fire danger. Like all of Marin, we are constrained by drought, and our water supply comes from tanks that are sited in the WUI. We are actively working actively to protect our homes; parts of Santa Venetia are now Firesafe Marin neighborhoods. Road access to Santa Venetia is highly constricted; we have daily traffic congestion that affects both egress and ingress. The remaining undeveloped parts of Santa Venetia include unstable hillsides that recently led to multiple landslides onto our roadway. All of the issues mentioned above are familiar to the Marin County BOS. They are also the same reasons that Santa Venetia has not experienced anything close to 25% growth in decades. There is no way to grow by 25% using market-rate housing on undeveloped parcels without compromising our safety. The Housing Element directly suggests that our personal safety, including safety from climate events, fire, and safe water supply, is secondary to their objectives of housing growth. One type of growth we believe is needed in Marin County is true low-income housing. By this we mean the type of housing that our current typical Santa Venetia resident could afford. We also support the right of residents to add accessory dwelling units (ADU) to their homes. However, it was clear that the Housing Element does not include plans for significant numbers of low-income housing. Instead, it promotes "market rate" housing, which we know means homes that will sell for millions of dollars each. We are effectively being asked to endanger ourselves to serve the interests of developers to sell multi-million- dollar homes to elite buyers from outside of the region. To paraphrase one of our SVNA members, "The County's first responsibility is for the health and safety of the existing residents of our neighborhood." We ask you to consider this as you move forward. If the intent of the Housing Element is to bypass CEQA process, as alluded to in the Zoom meeting on Feb. 15th, the existence of culturally sensitive resources, including shell mounds in Oxford Valley, still cannot be ignored. Damaging cultural resources of native peoples in order to comply with Housing Element goals would be inconsistent with Marin County values and our historical respect for our earliest Santa Venetia natives. Oxford Valley, the site of known shell mounds, has been designated for 45 "above moderate income" units. Other areas of Santa Venetia may not yet have been properly surveyed for these resources, and bypassing CEQA would also eliminate their protection. These are just a few of the concerns that we have. The SVNA has encouraged our members to send comment letters as well, citing their concerns about this update. Please include those concerns as concerns of the SVNA	Email				X				X	X			X	X		X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
Inverness, Balmoral Way	(Comment edited for length)I am a resident of Old Inverness, specifically Balmoral Way. Please consider the following comments as you finalize your recommendations: The entire approach of this planning effort is misguided. The consultant seems to have arbitrarily plopped new housing onto a map of West Marin without considering County planning history, constraints on the land, or natural resources, let alone community input. This top-down and ill-informed approach is unlikely to succeed, certainly not without damaging community good will, neighborhood cohesion, natural resources and other values of importance. The sites to be developed should be chosen only after a thorough inventory of geology, water supply, slope and other relevant factors. The 2007 Countywide Plan conceived of the entirety of West Marin as a rural, agricultural and low-density region, serving the Bay Area's recreational needs. This reflects the large proportion of the undeveloped lands that are protected as national, state and county parks. Further it carried forward the zoning decisions of the Board of Supervisors in the 1970's, which put a high priority on agricultural and natural resource preservation. If not implemented with great care, this plan risks contravening the supervisors' vision for West Marin. It should not be carried out until the County as a whole considers the larger planning goals for the area. An "elephant-in-the-room" with the housing shortage is the effect of AirBnB. If the County could reign in this business, the housing supply would quickly rebound, with numerous benefits to the community. Additionally, any new regulations for implementing the current planning process must avoid the ironic outcome that the newly constructed residential sites will also be converted to vacation rentals. Indeed, I suggest the County begin its effort to increase housing supply by tackling this behemoth before undertaking the kind of process it is currently engaged in. Assuming willing sellers of residential properties can be found on Balmoral Way, developers will find they are unsuitable for high density projects. Most of the lots slope steeply downhill to a floodplain of Second Valley Creek to the north or a smaller riparian zone to the south. The California Coastal Commission has jurisdiction over the whole neighborhood; this circumstance will render any permitting process lengthy, difficult and expensive. No sewers are available in Inverness. The Coastal Commission has already reacted negatively to the prospect of increasing the number of septic systems due to the likelihood that more leachate will be detrimental to the already-poor water quality of local streams and Tomales Bay. The Inverness Public Utility District is already struggling to meet the current demand for water. This past summer, we were forced to accept severe limits on usage. With the uncertainty that climate change is bringing, it would be risky to assume that the 2021 drought is unlikely to be repeated. Inverness is unsuitable for low-income housing. First, the price of undeveloped land is decidedly high. Additionally, there are few jobs to be had in West Marin and the availability of public transportation for commuting to jobs in east Marin is almost nil. Accordingly, any new residential construction should be geared for moderate to high income residents. The Inverness Community Plan, (adopted in 1983)(ICP) provides little support for the concept of substantially increasing housing and for good reasons: The Plan states that even then, there was insufficient water for new connections. There is no potential for municipal wells on Inverness Ridge and although wells were stated to be feasible in the alluvial fans, the Coastal Commission is unlikely to allow them. Grading of Inverness's hilly lots in preparation for construction would significantly increase sedimentation of our creeks and the Bay. The Old Inverness neighborhood is already close to complete buildout. The entire town of Inverness has poor transportation resources. As noted above, public transportation is not readily available. The ICP notes that the "likelihood of improved transit service to and from the Inverness Ridge Planning Area is remote at best." The roads are narrow and, in many cases, do not allow two-way traffic. Moreover, there is only one road leading in and out of the town, Sir Francis Drake Boulevard. In the increasingly likely event of a wildfire, serious and potentially dangerous congestion and traffic is likely to occur during an emergency evacuation. Additional population would exacerbate this risk. In sum, adding substantial quantities of new housing to Inverness would require a significant revision to the Countywide Plan and the Inverness Community Plan, policy changes at the Coastal Commission and greatly increased sanitary facilities. Even if these hurdles can be overcome, the lack of water resources and the emergency evacuation challenges would require a significant reduction in the scale of the	Email (See Email Comments Received.PDF, pp. 16-19)	X	X		X		X		X		X		X	X	X	X	
Inverness, Balmoral Way	I am writing about the draft list of "underutilized residential housing" in Inverness, specifically those listed on Balmoral Way in Inverness. I am the property owner of 5 Balmoral Way. Imagine my surprise to see my own property (and my house which was fully rebuilt in 2015 with full permits from the county) included on this list as "underutilized residential housing." I was even more surprised to see all of my neighbors' homes on Balmoral Way (in which my neighbors live) to be similarly listed. Obviously the folks who came up with these addresses on Balmoral Way made a significant factual error that needs to be corrected by deleting the Balmoral Way addresses from the list. This isn't about NIMBY -- this is simply a factual matter that the listed addresses are not underutilized housing sites. Balmoral Way is a small, one-lane, private, dirt road with no empty lots. Each lot is already built on and fully-utilized. Each lot has a steep incline. All lots are near the water of Tomales Bay and highly constrained in terms of septic system expansion. While perhaps we residents of Balmoral Way should consider it an honor to be listed as the epicenter of underutilized residential units in Inverness, alas, it is an error by those who compiled the list and is divorced from reality. In summary, as a simple factual matter, the housing stock on Balmoral Way in Inverness is fully-built-up and fully-utilized and should not be listed as "underutilized"; all the Balmoral Way addresses on the "underutilized" list should be removed. Thank you for your kind consideration of this request to correct clear and obvious factual errors in the county's data.	Email		X						X					X			
Inverness, Cottages at Point Reyes Parcel	Re: Cottages at Point Reyes Seashore parcel, Inverness. This parcel is inappropriate for proposed development for two very serious reasons: 1) it is in a high fire danger zone, and 2) is prone to floods and landslides. 1: The adjacent hundred+ acres of private and public bishop pine forest is long untended and seriously overgrown with brush and dead trees, and has not burned in almost 100 years. Wildfire in the canyon would directly threaten our family homes and all our neighbors on Pine Hill Road, Kehoe Way and Vision Road, in addition to all of the residents of Seahaven on the north. 2: The canyon was damaged in the 1982 storms, which unleashed large amounts of mud and rock, and woody detritus, into the bottomlands, and it is unstable as far as landslide danger (take note of the problems on Sir Francis Drake Blvd. above). Without any doubt, these events will be repeated in the future. For these reasons alone, this is one of the least appropriate areas for future housing. Douglas (Dewey) Livingston	Email									X	X		X				
J - 9840 State Route 1 (Olema)	I think that the proposed low cost housing sites and sizes and the solution is not thought out ! For instance , the 98 homes in Woodacre would create a huge traffic problem and also be inappropriate . The Olema location and proposal would ruin the nature of Olema ! And Dennis Rodoni lives in Olema ! The west Marin area has been protected for a reason ! The nature and small town is the reason that we are all here ! I've lived here for 46 years and believe that it would be more appropriate to absorb the housing on properties that are all ready developed and make it attractive for homeowners to build ADUs Please revise the thinking around this important topic of affordable housing !	Email								X		X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
K - 1500 Butterfield Road (Sleepy Hollow)	(Comment edited for length) I am a Marin County native, longtime resident of Sleepy Hollow, and a former member of the Sleepy Hollow Board of Directors. I am also a licensed real estate appraiser, and an MAI-designated member of the Appraisal Institute, although I write this letter as a concerned private citizen. This letter pertains to the revised housing element, in particular the San Domenico School site, but these points apply equally to all proposed West Marin sites. Sound urban planning supports higher density development along existing highway corridors, and "low" and "very low" income housing should be constructed near employment centers and in areas with adequate public transportation and adequate infrastructure, including shopping, hospitals, schools, etc. None of the West Marin sites offer these basic amenities. In particular, the Sleepy Hollow site at the end of Butterfield Road on the San Domenico School campus is slated for 90 units, of which 56 are "low" and "very low" income. There are several serious problems with the plan, most notably the bulk and size of a 90-unit development in a low-density, semi-rural location. The major issues are as follows: 1. The Sleepy Hollow site (San Domenico campus) is zoned for a minimum density of 1 dwelling unit (d/u) per 10 acres. The San Domenico parcel is +/-551 acres, so the maximum allowable number of units is 55 units, and probably far less, once slope is factored in. The current allocated number of 90 units far exceeds the County's own General Plan. 2. The height and bulk of a 90-unit development is incompatible with the low-density and semi-rural character of Sleepy Hollow, where the existing zoning is one acre minimum lot size. Assuming 1,000 square feet per unit, the building will be a minimum 90,000 square feet. Assuming 4 stories (well above the current allowed height restriction) and an 85 foot width, the length would be +/-265 feet, far larger than any current commercial building in Fairfax or San Anselmo with the exception of Safeway and Rite Aid in Red Hill Shopping Center. Onsite parking would certainly be required because the location is 100% auto-dependent. A minimum of 5-7 acres abutting County Open Space would be permanently lost. 3. A development of this size would likely require a significant sewer upgrade. Other infrastructure upgrades might also be necessary to handle an additional 90 households. There are +/-785 existing homes in Sleepy Hollow, so 90 units is a 10% increase in households overnight. A cost benefit analysis should be conducted to see if the project even pencils out. And certainly, an EIR will be necessary. 4. The proposed location is in the wildlife urban interface (WUI) with elevated wildfire risk. Butterfield Road is only road in and out of Sleepy Hollow, and evacuation of residents in case of wildfire has been a major safety concern of the Sleepy Hollow Board for many years. The "Achilles Heel" of Sleepy Hollow is single point of ingress/egress. 5. There is inadequate public transportation to support a 90-unit development, particularly if 56 are "very low" and "low" income units. These households may lack a car, and the location is 100% auto-dependent. 6. The Sleepy Hollow location is over 5 miles to the nearest employment center in San Rafael, and is three miles from the nearest supermarket which is "upscale" (Good Earth) and expensive. It is over one mile to the nearest school, which is currently operating at near full capacity. 7. Of the proposed 90 units, 56 are "very low" and "low" income households, or over 50%. The median HH income is Sleepy Hollow is \$255,000, and the average housing price is around \$2 million. What formula is used to determine the number of "low" and "very-low" income households that go into a location?	Email (See Email Comments Received.PDF, pp. 99-101)	X		X		X	X		X		X		X		X	X	
K - 1500 Butterfield Road (Sleepy Hollow)	I live in Sleepy Hollow. I am concerned about the San Dominico site (which proposes adding 90 housing units to a community with ~800 households) for two main reasons. 1) Safety. Butterfield is a one way in one way out road. In case of evacuation, increasing the households by over 10% is troubling. Cars at the far end of Butterfield tend to speed. Adding more cars at the very end of the road significantly increases the risk of cars speeding. 2) Traffic. There is almost no public transportation on Butterfield. San Dominico already has a strict traffic commitment with the community because traffic is so bad. This would make it worse. There are three schools which adds to the traffic on Butterfield. Best practices for increasing housing is to do infill in urban areas. This is the opposite. It's building far away from public transportation and freeway access. What makes the most sense is to build as close to highway 101, bus terminals, Smart, etc.	Email				X		X						X				
L - 26500 Main Street (Tomaes)	Your proposal to place 186 low-income units on this site is not fair nor does it make sense for the following reasons: You will take away a little league ball field currently used by the nearby communities, it may displace the early development center on the site, the immediate area already supports a section 8 housing community at the corner of North San Pedro and Schmidt Lane. This development will put an unfair burden on the surrounding neighborhood, here is a site at McPhail School down the road on North San Pedro that accommodate the same number of units without removing the little league field and have less visibility to the nearby neighborhood. As stated in another comment, Bon Air shopping center could accommodate most if not all of these units.	Email			X					X								
Lucas Valley	I do not support the proposed quantity of housing proposed for Lucas Valley. I am concerned about water resources, evacuation congestion in a fire, lack of services for new people in the area, increased road congestion and increased wildfire risk. This is not a NIMBY response. The Rotary Village is a great example of affordable housing for seniors that is near our community which is lovely. Expanding this type of housing would be welcome. Highrises are not welcome as they do not fit-in with our area. greatly reduced quantity of one or two story homes would be welcome. Why are we targeted with such a large percentage of the proposed housing? This is not an equitable plan. thought the Governor wanted housing in urban centers where services were available. Your plan does not meet this key criteria.	Email			X	X				X		X		X	X		X	
Lucas Valley	I have resided in Upper Lucas Valley since 1986. Part of the appeal when I purchased here was the rural setting. Although I understand the need for housing, high density housing is inappropriate for Marin, i.e. large multi-unit structures. I welcome the addition of single family residences as many younger people need homes here desperately. I'm not sure where they would be situated in this area, but am open to suggestions. When George Lucas proposed affordable housing further down Lucas Valley Road, the main concern was the lack of transportation, grocery stores, and the other necessities. It made no sense. Another suggestion would be to make it possible for seniors to give (not sell) their larger homes to their children, purchase smaller homes and retain their property tax base. Most people in that position don't/can't move because buying a smaller home for \$1+ million brings with it property taxes they would find unaffordable. The only way it is currently possible is to sell your existing home and buy a cheaper one. When thinking of housing, perhaps the smart thing to do is build an area of affordable homes in the 1100-1500 square foot range for seniors. That would free up many, many existing homes for growing families.	Email			X			X									X	
Lucas Valley	I just want to officially voice my opposition to the development of additional homes in the Lucas Valley area. While I support the development of affordable housing in Marin County, protecting our undeveloped green spaces is an even higher priority. Instead, I believe areas that have already been developed (green space replaced with concrete) such as towns in southern Marin or places like Northgate Mall would be better options for new housing. Our undeveloped green spaces are priceless and irreplaceable!	Email								X		X						
Lucas Valley	It's come to my attention the HOA to which I belong is objecting to proposed increased housing in Lucas Valley. I would like to inform you that the Lucas Valley HOA is not uniform in this opinion. There are members, such as myself, that would welcome additional housing in Lucas Valley. While I found some of the HOA's arguments moderately persuasive (especially with regard to access to public transportation), I believe the need for more affordable housing in Marin trumps all of their points. I encourage you to keep Lucas Valley on your radar for proposed housing sites, and to find ways to encourage and incentivize more public transportation in our community.	Email						X									X	X

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
Lucas Valley / Marinwood	(Comment edited for length) The Lucas Valley Homeowner's Association represents 538 homes in the special R-1:B-LV zoning track in Upper Lucas Valley. We, the Board of Directors of the LVHA, would like to give our support for the efforts to increase housing in Marin County, and offer the following input. To begin with, our State Governor's Housing Plan incentivizes housing in urban centers near transportation and services, to reduce reliance on vehicles and their carbon footprint. If the County chooses a path contrary to the State Plan, and not utilize State funding incentives for urban development, then we ask for a reevaluation of the housing sites identified for our Lucas Valley/Marinwood area. As outlined below, areas 1 - 3 are both contrary to the RHNA requirements and pose a danger for emergency evacuations. There are several sites identified as potential home building sites in our area. 1. Lucas Valley Road / Mt Muir Court 2. Juvenile Detention Center/Jeanette Prandi Way 3. 7 Mt Lassen 4. 530 Blackstone Dr 5. Marinwood Market area. We agree that the Marinwood Market area is a suitable site. It is close to freeway access and has sufficient infrastructure in place, including amenities like food and gas, and can easily absorb new development. Ironically, the relative quantity proposed/identified at this site is comparably less than the quantity for site #2 above, which is a much less suitable site as shown in following comments. There are several factors that make areas 1 - 3 only marginally suitable for new building sites, and therefore should, at best, be only allowed limited building. Factors include: High Wildfire Risk - Single Limited Evacuation Route. Water Shortages. Lack of Infill Infrastructure. Building Atop Unmarked Graves. Zoning Restrictions: The special zoning district for Upper Lucas Valley (R-1:B-LV) limits most buildings to a single story. The district was created in order to adhere to the architectural vision and design aesthetic of Joseph Eichler, a renowned architect highly influential in modern architecture. The existing low income senior living homes on Jeanette Prandi Way are likewise single story. If a housing development is allowed near the Juvenile Detention Center site, 7 Mt. Lassen, or Muir Court, they would have to be single story to maintain the character of the surrounding architectural landscape. This would limit the number of units allowed at these sites. Juvenile Detention Center: The concept of constructing multi-family housing at or adjacent to the Detention Center poses challenging logistical and feasibility issues. The County's attempts to reduce juvenile incarceration has been largely successful; however, not to the point where closure of the facility is possible. Marin County's criminal justice program continues to call for incarceration of violent youth offenders, and does not currently have an alternative detention facility. Consequently, any new housing at the Jeanette Prandi location would be adjacent to the Detention Center. It may be quite difficult to convince a developer to invest in a location where part of the "selling pitch" to residents is proximity to a detention center, particularly given that the facilities at Juvenile Hall are in major disrepair. Long History of Racial Parity. Among the factors the County is reviewing in selecting sites is historical discrimination. Our community has no such history and should not, therefore, be a priority for desegregation. Unlike many restrictive covenants in other neighborhoods in Marin County and across California, our CC&Rs have never contained language restricting homeownership based on race, creed, color or religion. Our community celebrates diversity, and we want to make clear we have no history of resisting it. Indeed, it has been reported by original LVHA members that our community attracted a large number of buyers of Asian descent as it was one of the few areas that they were not discriminated from buying into. Locating Housing Near Services and Transportation: The Board of Supervisors affirmed several principles for deciding potential Housing sites and distribution in 12/2021. The potential Housing sites listed for the Lucas Valley communities seem to ignore the mandate for locating housing near services and transportation. The Lucas Valley Community believes the County should be practical and realistic in identifying sites to satisfy the RHNA requirements that do not create a danger to existing communities, will actually serve the goals of the housing mandate, and that show homage to our beautiful and historically significant community. We respectfully request the County to rethink its "rural" VS "urban" housing development plans in light of the State's most recent Urban Housing strategy and funding incentives.	Email (See Email Comments Received.PDF, pp. 173-178)			X		X					X	X	X	X			X
Lucas Valley / Marinwood	All of the Lucas Valley sites are in the wildland urban interface (WUI) zones that contradict Governor Newsom's priorities to shift housing away from rural wildfire-prone areas and closer to urban centers.	Email										X		X				
Lucas Valley / Marinwood	Due to FIRE danger and Drought please stop more construction in Mount Marin and Lucas Valley.	Email												X	X			
Lucas Valley / Marinwood	I am against housing development down Lucas valley and Marinwood. The weather here gets windy starting in spring and ends in the late fall. The surrounding mountains can catch on fire as we had a small one last year. With the drought we are already under rationing. A spark can create a fire and the wind will carry it all over the place. There are no exits except Lucas Valley road and in case of a fire it will be difficult for all to evacuate. Most locations you are considering are in heavily populated areas. Where would we go in case of a fire? 101 will be impacted. Yes we need affordable housing, not more multi million dollar homes. If the water department would consider building a desalination plant off the bay of San Francisco it would help us out. We are in global warming and more cars on the road and more pollution will set us back. What about the empty land space between Novato and Petaluma?	Email				X				X				X	X	X	X	
Lucas Valley / Marinwood	I am extremely concerned about the proposed new developments in the Lucas Valley Marinwood area, especially when taken together with other large new development projects in the nearby vicinity. I realize California has a housing issue. However, destroying existing communities is not the solution. The number of added housing units in the LVM area alone will utterly destroy our school system. The Miller Creek School district currently serves about 2000 students. Just one proposal would add 1800 homes and possibly triple our student needs. Where will these children go to school? Similarly, almost 250 homes in the Prandi location would increase the Lucas Valley Elementary school population by a similar 200%. This will overwhelm our schools, and other community services. If there is another huge build at the Northgate site, also in the Miller Creek School district, it's even worse. I'm also worried about many environmental considerations that seem to be ignored. One has only to look at the debacle of the Talus development to see that these plans are not in the interest of the community or environment. These were not affordable homes for teachers and firefighters, but large expensive homes with big lots. Now we have a razed hillside, threats to our creek, destruction of few remaining heritage trees and wildlife habitat and one giant fire hazard with an enormous pile of dead trees and brush. This is what happens when projects are rammed through without proper review and oversight. Traffic increases will be a nightmare. In an emergency, how do we escape with the gridlocks that will occur? Lucas Valley Road and 101 are already jammed with cars especially at commute times. We are in continuing drought, unlikely to ever improve thanks to climate change. Where does the water come from for this new population? A few of the proposed sites make sense but this large scale unbalanced load into our small community does not. Any development should be tailored to fit the need (ie truly affordable housing, not a token 5%) and address community concerns. It's time for our community to have a say in protecting our schools, neighborhood, the environment, and our safety. (Photo attached) Is this what we want Lucas Valley to look like? What an eyesore and environmental disaster for a few houses for rich people (and richer developers). Look at the giant pile of flammable dead heritage trees!	Email			X					X		X		X			X	
Lucas Valley / Marinwood	I am writing in regards to the proposed multi unit housing in Unincorporated Marin County. I'm against using open space to build housing. The site in the open space on Lucas Valley Road should be used for a community park or sports center for the community. Kids need a place to go that could include Basketball, Swimming, Playstructure and lawn for families. I understand the need for additional affordable and Multi-Family housing in Marin, but why Open Space? The County should be looking to improve areas that need improvement, not use open space to pour concrete and build multi level boxes. What about repurposing and improving small strip mall areas all along the freeways? These building have small space and often times run down retail shops and turning those in to thriving shops with housing above. Several responsible counties and cities have successfully done this. Why can't Marin think this way? I don't understand it. Open space should remain open space or for public park use. Dilapidated buildings should be improved to include affordable housing for the better of the community.	Email										X						
Lucas Valley / Marinwood	I moved to San Rafael specifically to get out of the city and to avoid over congestion, traffic and over development. The proposed additional housing in Marinwood and Lucas Valley will detract from the exact reason I moved here. Over development of north bay is an issue - and just because there is land does not mean it should be developed, which will permanently change the character of the community and landscape. I was unable to sign the petition against the new development, so sending this email instead. Thanks.	Email				X				X		X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
Lucas Valley / Marinwood	I see the maps and have concerns that things aren't matching. The Housing Distribution Scenario says: Ensure Countywide Distribution - really? It looks like a disproportionate amount of it is in unincorporated Marinwood/Lucas Valley - 3,569 units to be exact. And some things to remember: We are a fire danger area now that we have had a fire evacuation this last summer. And what happens to road traffic during an evacuation? And it they don't drive, what happens to them? And what about the Water Shortage in Marin County with conservation being the ONLY SOLUTION so far? It is my understanding that the builders of these units won't have to pay property tax. So what does THAT do to our schools? Fire Department? EMT? And who picks up the tab....Marinwood/Lucas Valley homeowners? And do we pick up the tax tab for ALL THE UNINCORPORATED AREA of 3,569 units? Encourage Infill and Redevelopment Opportunities: Can the residents of these residents drive? Are they close to services, jobs, transportation and amenities? I don't think so, especially if they can't drive.	Email			X	X		X						X				
Lucas Valley / Marinwood	The 2022 Marin County Candidates site for Unincorporated Marin and especially Marinwood/ Lucas Valley/Silveria Ranch is absurd. It targets just 5 square miles with 80% of the housing allocation for affordable housing in one community WITHOUT essential planning for schools, roads, government services, water, sewer and other essential services. Why "plan to fail"? Shouldn't a good faith effort to build affordable housing in our community also include a comprehensive plan for accommodating growth? It doesn't. This is why it should be rejected today. Instead, let's address the core questions for growth AND the financial impact of adding massive amount of largely non profit housing to a single community WITHOUT ADDITIONAL TAX BASE. Marinwood/Lucas Valley currently has approximately 2700 housing units for 6000 residents. The proposed housing sites could add 2300 apartments and 5500 residents who ALL WILL NEED schools, water, government services, transportation, access to shopping, etc. Shouldn't a proper plan for growth precede approval for housing? One of the sites listed is Marinwood Plaza, our communities ONLY commercial plaza within walking distance for thousands of residents. If the plan for 160 units is approved, this would squeeze out a vital community center to the detriment of all. This is not including the problem of TOXIC WASTE contamination clean up suitable for residential dwelling is a long way off despite community pressure on the Regional Water Quality Control Board who will not enforce its own clean up orders on the current owners. Despite the harsh criticism of the RHNA process, I believe there is a real community desire for more affordable housing in a community that will be planned appropriately, won't redevelop our neighborhoods and utilize open spaces like Silveira Ranch, St Vincents and other sites. While everyone I know supports the idea of more housing, not a single one wants a poorly conceived plan that forces large housing projects without considering the impacts. Reject the current RHNA plan until a comprehensive community plan with real public input can be drafted. PS. The "Balancing Act" tool is NOT a serious tool for community input. Less than 25% of the homes under consideration were ever included in the database. I do not find "our database could not handle the data" as a credible reason from the Community Development Department. If you want REAL success seek REAL community support.	Email		X	X					X		X				X		
Lucas Valley / Marinwood	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				
Lucas Valley / Marinwood	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below.4: Consider Environmental Hazards: WATER AND WILDFIRE..... This pertains to most of Marin County. We have a limited supply of resources to accommodate doubling of the population of marinwood/Lucas valley.	Email								X		X						
Lucas Valley / Marinwood	We have seen the preliminary list of potential housing sites for Marin County, including in unincorporated areas such as Marinwood/Lucas Valley, as developed by the ABAG (Regional Housing Needs Allocation Plan), and approved by the California Department of Housing and Community Development. The plan includes 2,412 units within the Lucas Valley / Marinwood area (accounting for 68% of the 3,569 units within unincorporated Marin County). Sites under consideration in the Marinwood / Lucas Valley areas: St Vincent's School - 1,800; Marinwood Market – 136; 530 Blackstone Drive (site of religious house) - 32 7; Mt Lassen (site of office park) – 58; 2 Jeannette Prandi Way (site of Juvenile Hall); 254 LucasValley Rd/near terra Linda Ridge: 26. We are not opposed to some moderate increase of housing units in the area. However, we have some serious concerns regarding these potential sites: (1) The Lucas Valley / Marinwood area currently has less than roughly 1,750 homes, spread across a roughly 3.5 mile valley corridor, almost all of which are single family dwellings, and the overwhelming majority of which are one or two story homes. There are no large multi-unit apartment buildings in this area. The overall magnitude of the increase in units in this area (2,412 units) is disproportionately large compared to the current housing density of the area. The proposed increase would more than double the overall number of housing units in the area. (2) The area to the south and west of St. Vincent's School (east of HWY 101) has been discussed as a potential development site for some time. Although multi-unit housing could easily be developed there, adding 1,800 units would completely overwhelm the property and this very large number of additional units represents an enormous growth for the area, on the same order of units as currently exist in all of Lucas Valley / Marinwood. To fit this large number of units, the development would likely include large three (or more) story structures, which do not currently exist anywhere in this area. (3) The site at 530 Blackstone Drive (current site of religious house) could easily fit a multi-unit development, however 32 units on this site is far too large for the size of the property, which is near the end of a small half-mile residential street, that currently has less than 50 total housing units. (4) The site at 7 Mt. Lassen Drive (currently two relatively small two-story office buildings) is far too small to fit 58 housing units without the new structure extending to three or more stories. (5) The site at 2 Jeannette Prandi Way (south of the Juvenile Hall) is currently an open space area with a loop path that is regularly used by nearby residents (including residents of the nearby senior housing development) as a recreational walking, bike riding, etc. area (and dog walking area). This open space area has been in existence for well over thirty years and is a very popular area regularly used by many residents of the adjoining neighborhoods. A potential development consisting of 254 units on this site would completely eliminate a treasured and much-used open space area and would likely require a multi-story (three or more stories) structure. Very few of the homes in this area of Lucas Valley / Marinwood are more than one story (almost all are one-story Eichler homes). Such a large development is completely out of character with the current land use in this area and should absolutely not be allowed to be developed on this site. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) These potential new housing units would create a very large additional demand for water resources in the Lucas Valley / Marinwood area which are currently very limited. The simple number (2,412) of potential additional housing units in the Lucas Valley / Marinwood area is much too large and would represent an approximate doubling of the current housing density in the area. Each of the proposed developments presents issues regarding the size of new structures (including constructing multi-story structures in areas where there are currently none), and would present issues concerning current resource capacities (including traffic, schools, and water). Thank you for your consideration of these issues when making decisions regarding potential new housing developments in the Lucas Valley / Marinwood area.	Email			X	X				X		X		X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL	
Lucas Valley / Mt. Muir Court	(Comment edited for length) The Lucas Valley Homeowner's Association represents 538 homes in the special R-1:B-LV zoning track in Upper Lucas Valley. We, the Board of Directors of the LVHA, would like to give our support for the efforts to increase housing in Marin County, and offer the following input. To begin with, our State Governor's Housing Plan incentivizes housing in urban centers near transportation and services, to reduce reliance on vehicles and their carbon footprint. If the County chooses a path contrary to the State Plan, and not utilize State funding incentives for urban development, then we ask for a reevaluation of the housing sites identified for our Lucas Valley/Marinwood area. As outlined below, areas 1 - 3 are both contrary to the RHNA requirements and pose a danger for emergency evacuations. There are several sites identified as potential home building sites in our area. 1. Lucas Valley Road / Mt Muir Court 2. Juvenile Detention Center/Jeanette Prandi Way 3. 7 Mt Lassen 4. 530 Blackstone Dr 5. Marinwood Market area. We agree that the Marinwood Market area is a suitable site. It is close to freeway access and has sufficient infrastructure in place, including amenities like food and gas, and can easily absorb new development. Ironically, the relative quantity proposed/identified at this site is comparably less than the quantity for site #2 above, which is a much less suitable site as shown in following comments. There are several factors that make areas 1 - 3 only marginally suitable for new building sites, and therefore should, at best, be only allowed limited building. Factors include: High Wildfire Risk - Single Limited Evacuation Route. Water Shortages. Lack of Infill Infrastructure. Building Atop Unmarked Graves. Zoning Restrictions: The special zoning district for Upper Lucas Valley (R-1:B-LV) limits most buildings to a single story. The district was created in order to adhere to the architectural vision and design aesthetic of Joseph Eichler, a renowned architect highly influential in modern architecture. The existing low income senior living homes on Jeanette Prandi Way are likewise single story. If a housing development is allowed near the Juvenile Detention Center site, 7 Mt. Lassen, or Muir Court, they would have to be single story to maintain the character of the surrounding architectural landscape. This would limit the number of units allowed at these sites. Juvenile Detention Center: The concept of constructing multi-family housing at or adjacent to the Detention Center poses challenging logistical and feasibility issues. The County's attempts to reduce juvenile incarceration has been largely successful; however, not to the point where closure of the facility is possible. Marin County's criminal justice program continues to call for incarceration of violent youth offenders, and does not currently have an alternative detention facility. Consequently, any new housing at the Jeanette Prandi location would be adjacent to the Detention Center. It may be quite difficult to convince a developer to invest in a location where part of the "selling pitch" to residents is proximity to a detention center, particularly given that the facilities at Juvenile Hall are in major disrepair. Long History of Racial Parity. Among the factors the County is reviewing in selecting sites is historical discrimination. Our community has no such history and should not, therefore, be a priority for desegregation. Unlike many restrictive covenants in other neighborhoods in Marin County and across California, our CC&Rs have never contained language restricting homeownership based on race, creed, color or religion. Our community celebrates diversity, and we want to make clear we have no history of resisting it. Indeed, it has been reported by original LVHA members that our community attracted a large number of buyers of Asian descent as it was one of the few areas that they were not discriminated from buying into. Locating Housing Near Services and Transportation: The Board of Supervisors affirmed several principles for deciding potential Housing sites and distribution in 12/2021. The potential Housing sites listed for the Lucas Valley communities seem to ignore the mandate for locating housing near services and transportation. The Lucas Valley Community believes the County should be practical and realistic in identifying sites to satisfy the RHNA requirements that do not create a danger to existing communities, will actually serve the goals of the housing mandate, and that show homage to our beautiful and historically significant community. We respectfully request the County to rethink its "rural" VS "urban" housing development plans in light of the State's most recent Urban Housing strategy and funding incentives.	Email (See Email Comments Received.PDF, pp. 173-178)		X		X					X		X	X	X	X		X	
Lucas Valley, Grady Ranch Development	Addendum to LVHA Housing Statement: EIR Traffic Impact Report Needed For Emergency Evacuations on Lucas Valley Road. The recent wildfire emergency evacuation of Upper Lucas Valley in 10/12/21 caused a logjam of traffic on the only road out, the 2-lane Lucas Valley Road. It has belatedly been brought to our attention that the Grady Ranch development, currently in works (224 housing units), also has Lucas Valley Road as their only exit in a wildfire emergency. When the units are complete, they could add another 300 - 500 cars in an emergency (footnote 1 below). Adding even hundreds of more vehicles onto Lucas Valley Road from the 338 new potential housing units projected, could prove disastrous (footnote 2 below). In addition, any traffic study in an EIR report would also have to take into consideration the potential for a significant number of ADU housing units within the corridor. Lucas Valley Road already seems to have all the traffic it can handle during an emergency evacuation. The LVHA would therefore request that a traffic study be done in advance of earmarking any significant number of additional housing units along the Lucas Valley Road corridor.	Email				X					X					X			
Lucas Valley, Mt. Muir Court	Thank you for taking time to read over my thoughts on the new housing developments proposed for Jeanette Prandi Way, Mount Muir Court, Marinwood Plaza and 7 Lassen. As a Marin County native of 58 years and a Lucas valley resident of 26 years, I am surprised that these projects are so close to approval without adequate community outreach and input. There are many items of concern that I don't feel have been adequately answered for me to support these developments. At this time I am strongly opposed to these developments. I am respectfully requesting more time for our community to better understand these proposals and how we can collaboratively help the County solve its low income housing challenges.	Email																	
M - 1 St Vincents Drive(St. Vincents)	I am extremely perturbed that plans are being made to build housing in within the wetlands and flood zone contained in the old Silveira ranch and St Vincent's properties. This wetlands will become increasingly important as the sea level rises and flood zones will be even less inhabitable year round. This will leave any housing there soon uninhabitable but some builder richer and some county officials who only went through the motions of actually providing affordable housing. This issue was already explored and sanity prevailed in leaving the wetlands to be wetlands. Any housing, affordable or otherwise, should be built on appropriate land, not a flood zone which will damage any housing built on it.	Email									X						X		
M - 1 St Vincents Drive(St. Vincents)	I am writing to urge you NOT to approve the Marinwood/Lucas Valley sites under consideration to satisfy the Association of Bay Area Governments Regional Housing Needs Allocation Plan. Developments at these six sites (St. Vincent's School, Marinwood Market, 530 Blackstone Drive, 7 Mt. Lassen, 2 Jeannette Prandi Way, and Lucas Valley Road near Terra Linda Ridge) would result in more than 2300 housing units. While I know that some of the proposed housing is intended for teachers and other critical workers and for low income housing, both of which are important and necessary, it seems like too much development for the infrastructure of this small area. Additionally, all of these proposed development sites are within the Miller Creek School District boundaries and the unfunded impact of these developments on the District would be disastrous. Since the District is currently funded using a Basic Aid Model, it gets no per pupil funding. This means that all the additional students these developments generate will not result in additional funding for the District.	Email		X	X					X							X		
M - 1 St Vincents Drive(St. Vincents)	I found the online tools for commenting cumbersome and inscrutable, and much too time consuming to use. So, the following are my comments about specific housing allotment recommendations in Marinwood Lucas Valley. St Vincent's School - 1800: NO Because there is little infrastructure at St. Vincents, including access to schools and public transportation, this is a poor site for development. Certainly not 1800 units which is an entire community. The only housing at St. Vincents should be limited to students (dorms) and staff.	Email		X	X			X		X									
M - 1 St Vincents Drive(St. Vincents)	I hope that the Marinwood Plaza/market site is again under consideration for housing. As you most likely know, some 15 years or so ago, the community shot down an excellent proposal from Bridge Housing. Except for the market, the property remains a derelict eyesore. Many of us in Marinwood would like to see the property improved, including a modest amount of housing development, along with community amenities such as a coffee shop, brew pub, or other gathering place, and other shops such as hair salon, co-working space, etc. It is close to public transportation, schools, and major employers most notably Kaiser. It's a far superior site for development than the St Vincents property which has myriad sea level rise and other environmental challenges, and very little other infrastructure. I hope the property will be on be on tomorrow's meeting agenda.	Email		X							X	X							
M - 1 St Vincents Drive(St. Vincents)	I oppose 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. West Marin is maxed out on development because of fire concerns, small roads, septic. The proposed development at the west side of whites hill is the headwaters of the Lagunitas creek which is our coho salmon nursery. It's a floodplain and is unsuitable for development. The infrastructure needed for a development would harm our fragile ecosystem. If Marin County decides to do what the State is demanding, then why not put the entire buildout on the St. Vincents property which is right next to the freeway and could handle the increase in population. We would like to see all the building be for homeless and low income people - like all the people who commute from Vallejo and Richmond to serve us daily because they can not afford to live in our county. Many other properties in Marin would be more suitable.	Email															X	X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
M - 1 St Vincents Drive(St. Vincents)	I oppose a housing development the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. . 1. West Marin is maxed out on development because of fire concerns, small roads, septic. 2. The proposed development at the west side of whites hill is the headwaters of the Lagunitas creek which is our coho salmon nursery. It's a floodplain and is unsuitable for development. 3. The infrastructure needed for a development would harm our fragile ecosystem. 4. Building would ruin agricultural, rural beauty which is so precious to the San Geronimo Valley. 5. If Marin County decides to do what the State is demanding, then why not put the entire buildout on the St. Vincents property which is right next to the freeway and could handle the increase in population. We would like to see all the building be for homeless and low income people - like all the people who commute from Vallejo and Richmond to serve us daily because they can not afford to live in our county. Or work with the state to move San Quentin out to a more appropriate place for a prison such as barren land in the dessert, and make a beautiful development on the waterfront right next to shops and the ferry and the Richmond Bridge which would be easy access to transportation and would not overburden Sir Francis Drake which is already far too congested. Many other properties in Marin would be more suitable.	Email										X					X	X
M - 1 St Vincents Drive(St. Vincents)	I see the maps and have concerns that things aren't matching. Then two of the sites are still contaminated from the former cleaners at Marinwood Market Plaza - St. Vincent's and Marinwood Market Plaza. So what happens with the housing planned in these locations?1936 units?	Email														X		
M - 1 St Vincents Drive(St. Vincents)	I think we should spend our time, energy and money on housing the homeless and low income people at the property near St. Vincents just south of Novato. As you may have noticed, people who work in our communities, but can not live here because of the cost, commute from Richmond and Vallejo and we see the traffic jams every day at commute times. I have heard of a toll coming for Hwy 37, making it even more costly for people who can not afford to live here.	Email																X
M - 1 St Vincents Drive(St. Vincents)	I'm taking this opportunity as a resident of Upper Lucas Valley in Marin to voice my views/concerns about the housing sites under consideration in my area: In general: I don't know what constitutes median vs low income, but in general I support add'l housing strategically placed and sensitively designed (to minimize negative impact on the environment and established communities) for essential workers such as school teachers, sheriff, police & fire dept and hospital staffers, many of whom currently commute long distances to work in the areas they serve. I'd like to see new homeownership opportunities (at below market rates) made available to these workers, as building more high-priced rental units serves no one but property owners. Sites under consideration in the Marinwood/Lucas Valley areas: St Vincent's School – 1800; Marinwood Market – 136. These are both logical, less problematic sites for development, as they are walkable to the GG bus stop at/near Miller Creek & Marinwood Aves, with quick, easy access to the 101 fwy. I really hope to see sensitive urban planning on the St. Vincents site, so the beautiful open space currently grazed by cows does not become yet another soulless jungle of buildings standing shoulder to shoulder facing the freeway. Speaking as someone who's actually rooting for the Smart Train to not only survive, but thrive: part of any development of these sites should include a bike path/paths to connect either or both to the Civic Center Smart station. And/or a shuttle bus (it's too long to walk for commuters).530 Blackstone Drive (site of religious house) – 32. I've no knowledge/opinion re: this site. 7 Mt Lassen (site of office park) – 58. 2 Jeannette Prandi Way (site of Juvenile Hall) – 254. My husband & I currently rent an office at 7 Mt. Lassen, so it's news to us that this site's under consideration. It's a beautiful, unique office setting that serves both the Upper and Lower Lucas Valley communities as a place of business to walk to! I'd hate to see that disappear!!! However, I wouldn't be adverse to seeing a portion of the current 7 Mt. Lassen structures converted to work/live spaces, if sensitively planned. Maybe 30%. My comments re: St. Vincents also apply to Jeannette Prandi Way. As long as new development is against the hills with access via Idylberry Rd, away from Lucas Valley Rd, and sensitively planned, I'm not totally adverse to new development. However the # of units proposed is too high!! Lucas Valley Rd/near terra Linda Ridge: 26. I don't know exactly where this is, but in principle I'm against it. **The problem with all new development close to Lucas Valley Rd is not merely degradation of the scenic route of LVR — but more importantly, adding traffic congestion to a wildfire interface area with a single ingress/egress. I'm an LVHA block captain, and was present and part of the fire evacuation on Sept 1st 2021... a learning experience. It's for this reason that I signed the petition against development in Lucas Valley. I believe that the current Northgate Mall could and should be a site for mixed-use development including low-to median income housing, yet is not on this list of proposed sites. It ticks all the boxes for access to transportation, schools, shopping, etc.	Email			X	X		X	X			X		X			X	X
M - 1 St Vincents Drive(St. Vincents)	I'm writing to express concern about the proposal to put 1800 units of new housing at St Vincents in Lucas Valley. This number is incredibly high - it would overwhelm the Miller Creek School district. There are many other sites proposed in Lucas Valley. I'm not saying no to all of them, but this has got to get more reasonable. Please don't destroy what is now a beautiful community. Marinwood is a special place. We can't absorb all this housing - some please, but nowhere close to the number of units proposed.	Email			X					X								
M - 1 St Vincents Drive(St. Vincents)	Public Feedback - Marinwood/St Vincents housing proposal: I was only recently made aware of the current preliminary proposal for housing allocation to the unincorporated areas of marin county. As a current resident who grew up in Marinwood Lucas Valley - left the county - and returned to raise my family here - I cannot more strongly oppose the sheer volume of proposed housing for the Marinwood/Lucas Valley areas. This location (Marinwood/Lucas Valley) is already underserved by commercial services and has a lack of job opportunities. It is a small bedroom community sandwiched between the commercial hubs of San Rafael and Novato. Any significant shopping or professional services require a vehicle trip to either the city of San Rafael or to the city of Novato. The added burden of the new development proposals would grossly increase the negative environmental impacts that the lack of nearby commercial services already causes. Furthermore the 101 interchanges both North and South already can barely handle the traffic that exists. More housing in this area without addressing current school campus, sport field, open space, park and community center availability and other critical services would have a significant negative impact on the community and not balance the Supervisors stated goal of 'equitable distribution' throughout the county. The schools within the Miller Creek School District are also nearly at capacity. Many of the campuses operate with nearly a third of classrooms being in 'portable' classrooms and have had to take over outdoor recreation areas for portable classroom locations. Our youth sports also already operate at a deficit of field/court availability relative to the active youth that participate. I urge the planning department and the board of supervisors to re-evaluate the Marinwood/Lucas Valley area and not look to force nearly 60% of the county's unincorporated housing allotment into our small bedroom community.	Email			X	X				X		X						
M - 1 St Vincents Drive(St. Vincents)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				
M - 1 St Vincents Drive(St. Vincents)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				
M - 1 St Vincents Drive(St. Vincents)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below.3: Encourage Infill and Redevelopment Opportunities; St Vincents is a large undeveloped area that could likely support some housing, but 1800 units does not limit building on open land.	Email								X		X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
M - 1 St Vincents Drive(St. Vincents)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below.3: Encourage Infill and Redevelopment Opportunities; St Vincents is a large undeveloped area that could likely support some housing, but 1800 units does not limit building on open land.	Email								X		X						
M - 1 St Vincents Drive(St. Vincents)	We have seen the preliminary list of potential housing sites for Marin County, including in unincorporated areas such as Marinwood/Lucas Valley, as developed by the ABAG (Regional Housing Needs Allocation Plan), and approved by the California Department of Housing and Community Development. The plan includes 2,412 units within the Lucas Valley / Marinwood area (accounting for 68% of the 3,569 units within unincorporated Marin County). Sites under consideration in the Marinwood / Lucas Valley areas: St Vincent's School - 1,800; Marinwood Market – 136; 530 Blackstone Drive (site of religious house) - 32 7; Mt Lassen (site of office park) – 58; 2 Jeannette Prandi Way (site of Juvenile Hall); 254 LucasValley Rd/near terra Linda Ridge: 26. We are not opposed to some moderate increase of housing units in the area. However, we have some serious concerns regarding these potential sites: (1) The Lucas Valley / Marinwood area currently has less than roughly 1,750 homes, spread across a roughly 3.5 mile valley corridor, almost all of which are single family dwellings, and the overwhelming majority of which are one or two story homes. There are no large multi-unit apartment buildings in this area. The overall magnitude of the increase in units in this area (2,412 units) is disproportionately large compared to the current housing density of the area. The proposed increase would more than double the overall number of housing units in the area. (2) The area to the south and west of St. Vincent's School (east of HWY 101) has been discussed as a potential development site for some time. Although multi-unit housing could easily be developed there, adding 1,800 units would completely overwhelm the property and this very large number of additional units represents an enormous growth for the area, on the same order of units as currently exist in all of Lucas Valley / Marinwood. To fit this large number of units, the development would likely include large three (or more) story structures, which do not currently exist anywhere in this area. (3) The site at 530 Blackstone Drive (current site of religious house) could easily fit a multi-unit development, however 32 units on this site is far too large for the size of the property, which is near the end of a small half-mile residential street, that currently has less than 50 total housing units. (4) The site at 7 Mt. Lassen Drive (currently two relatively small two-story office buildings) is far too small to fit 58 housing units without the new structure extending to three or more stories. (5) The site at 2 Jeannette Prandi Way (south of the Juvenile Hall) is currently an open space area with a loop path that is regularly used by nearby residents (including residents of the nearby senior housing development) as a recreational walking, bike riding, etc. area (and dog walking area). This open space area has been in existence for well over thirty years and is a very popular area regularly used by many residents of the adjoining neighborhoods. A potential development consisting of 254 units on this site would completely eliminate a treasured and much-used open space area and would likely require a multi-story (three or more stories) structure. Very few of the homes in this area of Lucas Valley / Marinwood are more than one story (almost all are one-story Eichler homes). Such a large development is completely out of character with the current land use in this area and should absolutely not be allowed to be developed on this site. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) These potential new housing units would create a very large additional demand for water resources in the Lucas Valley / Marinwood area which are currently very limited. The simple number (2,412) of potential additional housing units in the Lucas Valley / Marinwood area is much too large and would represent an approximate doubling of the current housing density in the area. Each of the proposed developments presents issues regarding the size of new structures (including constructing multi-story structures in areas where there are currently none), and would present issues concerning current resource capacities (including traffic, schools, and water). Thank you for your consideration of these issues when making decisions regarding potential new housing developments in the Lucas Valley / Marinwood area.	Email				X	X			X		X			X			
Muir Woods Lodge (Tam Valley)	After much thought and consultation with some neighbors, I'd like to submit the motel that is across from the Holiday Inn – the Muir Woods Lodge – as a possible housing site. You may know that the previous motel next door – with the big sign that says "Fireside" was converted to housing some years ago. If the Muir Woods Lodge is similarly converted, it would not create much additional traffic, as the patterns are already established.	Email																X
Nazareth House (San Rafael)	Additionally, there are also at least two other projects (the 670-unit Northgate and 100-unit Nazareth House developments) which are within our school district but not in unincorporated Marin. Likewise, neither of these developments, both within the Miller Creek School District, will generate per pupil funding for either the Miller Creek K-8 schools or the San Rafael High School district. That means that even though there will be many more students to serve, there will be no additional funding with which to do so. Additionally, these developments generate little to no parcel tax money and some are even exempt from the meager development fees which means the District would receive no money at all to build additional classrooms or to hire additional teachers to serve all the additional students that would be generated.	Email			X													
No Location Specified (Countywide)	All should be near public transportation and shopping. Walking is good for all of us	Email						X	X									
No Location Specified (Countywide)	Any & all housing proposed in Marin county should be near public transportation and shopping. Adding additional cars to the area doesn't make environmental sense so low cost housing should be in convenient locations	Email			X			X										
No Location Specified (Countywide)	Any and all housing sites should consider availability of public transportation and availability of services, ie, grocery stores and pharmacies. It makes no sense to put any housing in out of the way sites where more cars are put on the road. Housing closer to hwy 101 is appropriate.	Email			X			X										
No Location Specified (Countywide)	As I am sure, many of our concerns may have already been asked but there is a need better communicate the information to the community. The follow are questions/ concerns: Who performed the study to identify potential areas for the housing sites? What determines the income used for each Housing category (ie local income, county income, housing prices)? How will residence commute from there new homes? Mass/public transportation? Where will retail commerce be located? Will the county exercise Eminent Domain Power? Effect to local taxes, for local bond issues created as a result increased population (Schools, roads, sewers, law enforcement, fire protection other county services)?	Email		X	X			X						X	X		X	
No Location Specified (Countywide)	I am responding to the request to voice my opinion of where to build 3,569 additional housing units in unincorporated Marin. If this is not the proper email address, please forward the appropriate one to me. My concern is not WHERE to put additional housing, but where WATER resources will come from. We have been under drought and water conservation regulations for more years than not in the past 10 years alone. Why would Marin consider building ANY new homes when there are not enough resources for those that are already here? Also, with the State allowing easy addition of ADUs on existing properties, it appears that some housing needs will be unwittingly filled that way (along with additional strain on resources).	Email					X							X				
No Location Specified (Countywide)	I am urging you to not proceed with the presently proposed Housing Element plans in incorporated Marin County. While affordable housing is a concern, so is sustainability. I do not believe the current plan balances these needs adequately. Please allow time for a more thoughtful discussion with more public engagement before proceeding.	Email										X						
No Location Specified (Countywide)	I am very concerned about the large number of homes that the state is requiring Marin to build, with no local control. We are already short of water. Where do they think we will the supply for more homes. As a minimum any new building should only be done with companion infrastructure improvements to handle it such as water, traffic, local schools, etc. I believe there should be push back to the state legislature regarding push to urbanize many parts of our county without thought or planning for the effects of such building.	Email		X	X	X				X					X			
No Location Specified (Countywide)	I do not think there should be housing put into rural meadows but should concentrate on areas that are near existing commercial or developed areas that are not being used. Why change Marin to be like other congested counties that have houses Everywhere willy-nilly and people have to have cars and use gas to get anywhere they need to go? Marin County has a beautiful and peacefulness in the open meadows and hillsides. Please don't jeopardize the county by putting the housing along open space meadows and hillsides.	Email										X						
No Location Specified (Countywide)	I find your proposals rushed and not well thought out. I am in favor of taking a more thoughtful and balanced approach.	Email																

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
No Location Specified (Countywide)	I fully support measures to increase housing in Marin County, especially those targeted for low income housing. I reject the disguised racism and NIMBY attitude present among naysayers, even if it were to depress my own home's value. I support both racial and economic diversity as a strength of our community. It's unconscionable that wealthy Marin residents want the best schools, but don't want low paid teachers to be able to afford to also live here. This goes double for housecleaners, yard workers, and other very low wage workers who have to spend a significant portion of their income commuting. Let's stand up to the madness of a vocal few and do the right thing.	Email															X	
No Location Specified (Countywide)	I like how an unelected board (ABAG) comes up with this huge number and threatens the county with a big stick. Never mind the additional water resources that would be needed for all these new residents in a drought prone area.	Email													X			
No Location Specified (Countywide)	Marin Housing authority, it seems like the enthusiasm to push this through the County is ignoring a grievous situation. Already, even with water limitations, the County is poorly prepared to grow without greater water resources. This is truly the 'elephant in the middle of the room'. No expansion on this scale can possible be discussed without responsible delivery of adequate water. Thank you for considering my voice.	Email												X				
No Location Specified (Countywide)	My primary concern is the same one I always have: how will increasing housing affect the environment? A number of sites would require cutting down trees or building close to streams. We need MORE trees, preferably native oaks, to protect soil, reduce moisture loss, & provide shade. Open space is NOT wasted space. Talking about affordable housing sounds good, but I keep seeing huge vanity houses being built. There's a 4,000 ft2 just down the road from me that stands empty most of the time. All that construction required scarce building materials and created lots of air & noise pollution. Is slapping an affordable-housing tag on these projects just another sneaky way for people to invest in real estate? How does packing people into fire-prone areas make sense? What about drought and the impact of more construction & people? Why not buy back or forbid the ownership of 2nd & 3rd homes? Why not build housing in strip malls? Disrespecting the environment is how we got into this mess.	Email										X		X		X	X	
No Location Specified (Countywide)	My view is that the changes proposed will change the character of this lovely region	Email										X						
No Location Specified (Countywide)	The county of Marin has reached peak density due to water and transportation constraints. Minimal new housing should be constructed in Marin County. The housing problem is a statewide problem and it should be addressed at the state level. New cities should be constructed along the Hwy. 5 and 99 corridors near the planned high speed rail lines. The state also needs to build treatment centers for the mentally ill and the drug addicted individuals that are currently living on the streets. These centers can also be placed where land and resources are less expensive. The current uncoordinated county by county plans will only decrease the quality of life and increase expenses for all.	Email			X	X		X		X				X			X	
No Location Specified (Countywide)	We are being asked to find housing numbers 19x what we were asked in the last planning cycle. Why? If this is because ABAG is, once again trying to tie Marin housing numbers to SF through their "sphere of influence" concept, this has already been disproven, since Marin is not a bedroom community to SF. ABAG needs to understand that they cannot just wave their magic wand, and buildable lots appear! Affordable Housing needs are real, and Marin has been a very expensive place to live, both in housing costs and in cost of food, gas and everything else, so we are not a very affordable place to live, even once housed. ites with sea level rise issues should not be considered for new housing. Period. Building housing for the disadvantaged in these areas is not social justice, or even good planning. Parking on site is a must in Marin, regardless of any loopholes in SB9. Especially on the hills, where the streets are sub-standard, parking on the streets has already created impossible access for fire and other emergency vehicles, or even 2-way traffic. This has been caused by the County neglecting to demand the roads be improved before development went in. These are death traps in the event of the fire we know will come some day! Planning has allowed development to continue on substandard roads, particularly on hills. This poor planning has created fire traps throughout the county that people will not be able to evacuate from. These sites should also not be further developed, especially for those in need, without adding the infrastructure that will insure the safety of the residents, ie adequate roads that can handle an evacuation. Other infrastructure needs to be updated to handle increased demands, such as sewers, to meet the unplanned expansions mandated by SB (How will we meet these and who pays for these? While we are planning for housing for those who are not already residents, how are we planning to meet the needs of the residents? Re: sea level rise impacting existing housing and major roads, and fire. While we are redesigning these we may have opportunities to find new housing sites. I hear the Strawberry Seminary has sold its property. There is a vast opportunity for any kind of housing to go there. This is well above sea level and wide open. I am wondering how many affordable units are going in there, where there is so much space to build? The old San Geronimo Golf course is another site that is wide open, though further from town Cost of land is higher here than most other places, plus the cost of building materials is high. Marin has World Class scenery that is enjoyed by everyone in the Bay Area, and beyond. We have a responsibility to our environment that other counties do not. We also have a high amount of traffic going to west Marin, and Muir Woods is the most visited National Park. Neighborhoods where traffic is already gridlocking poses problems for emergency vehicles, and should be carefully evaluated before increasing density. I do not believe we can ever build enough Affordable Housing to fill the demand of everyone who wants to live here. The main cause of housing crises is that wages have not kept up with housing costs, effectively keeping out anyone who is not wealthy. This disproportionately locks out people of color. Since Marin is effectively "built out", we should be looking at infill housing San Rafael's Canal area was built a long time ago with lightly built apartments. These have been heavily used and probably are about to need replacing. This whole area probably need to be redeveloped with plenty of opportunity for affordable housing. With so many people working from home, we have the opportunity to repurpose office buildings Same with shopping centers. Novato has many that could be redone. Since state monies that pay for Affordable Housing, anyone from anywhere in the state is eligible for housing built here, as I have heard. We have Buck \$\$\$. Marin should be building housing for teachers, healthcare workers, fire fighters and police that can be designated for members of our own community. Remodeling existing apartments or turning existing into apartments, instead of always building new. I am all for more affordable housing. I was a single mom of 2 in Marin, for 20+ years and I know first hand how difficult it is to survive here if you are low income. It just is not set up for that, and has continued to get more expensive. I never saw a dime of assistance from Buck, so I very much doubt it is being used to help the poor, as it was intended. We should use this to help, as outlined above. Ask the State for some of its surplus \$\$ to reestablish the school bus system. Ditto for low lying roads/utilities, etc. Almost 30% of traffic AM/PM is from parents driving their kids to/from school Increase access to affordable child care along with housing. I would welcome an opportunity to work on a brainstorming committee to come up with new housing strategies system.	Email		X		X	X				X	X		X	X		X	
No Location Specified (Countywide)	We are being asked to find housing numbers 19x what we were asked in the last planning cycle. Why? If this is because ABAG is, once again trying to tie Marin housing numbers to SF through their "sphere of influence" concept, this has already been disproven, since Marin is not a bedroom community to SF. ABAG needs to understand that they cannot just wave their magic wand, and buildable lots appear!	Email																
No Location Specified (Countywide)	We should not be approving any more new developments without increasing our water supply.	Email													X			
No Location Specified (East Marin)	Please keep the housing developments in east Marin as our beloved former politicians planned in the early 1960's as detailed in the documentary "Rebels with a Cause".	Email										X						
No Location Specified (San Geronimo and Nicasio)	Dear Board of Supervisors, I am writing to thank you and the County staff for the outstanding work you have been doing on the new Housing Element for Marin County. I especially appreciate the community education and outreach by the County to actively engage residents during these past few months. The workshops on the Housing Element and the Balancing Act tool offered important information on the unmet need for affordable housing and also the criteria that could be used as guides in the decision-making process. I also want to thank Leelee Thomas and the entire Community Development Agency staff for the virtual workshop on February 16th for unincorporated West Marin. More than 100 people attended, many with purposeful, well-informed questions. Leelee and staff responded to all of the questions in a knowledgeable, meaningful and insightful manner. In addition to housing sites, it was good to hear that County staff are working to try and find solutions to some of the most vexing issues that impede and discourage the creation of affordable homes: septic issues, waste treatment and grey water systems, and building code and zoning restrictions. I very much appreciate your dedication and support of affordable housing in Marin. We all have a lot of work to do. Attached are my ideas about possible sites for affordable housing sites in the San Geronimo Valley and Nicasio. (Note: attachment apparently not included)	Email															X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
No Location Specified (San Geronimo Valley?)	Increasing the potential for 200+ more cars getting through the SFD corridor during rush hour? Traffic is already a nightmare morning and night. Adding houses to a community struggling to maintain homeowners insurance due to wildfire vulnerability? This is really poor thinking and poor planning. I support seeking SOME alternative Valley sites to meet our affordable housing obligations but there are possibilities along the 101 corridor that make much more sense. Please think forward instead of short sightedly.	Email				X								X				
No Location Specified (West Marin)	I agree with and adopt as my own the comments submitted by the Environmental Action Committee of West Marin (EAC), and request that you add my name in support of EAC's position. And additionally, and by all means, Marin County MUST maintain the zoning (A-60) and all other policies designed to protect and enhance agriculture in West Marin. (Note: unable to identify EAC comments which are referred to.)	Email										X						
No Location Specified (West Marin)	I am extremely concerned about more housing going up in West Marin due to fire danger and the already impossible likelihood of getting out of Marin from West Marin due to the lack of roads to get out. How can more housing be considered when there are only a couple ways out and if traffic in Fairfax is bottled up and the ONLY way out is going east then valley residents are screwed. Housing should only be considered in areas nearest the freeways. The golf course should only be for open space and recreation. Fire danger is a serious threat.	Email				X						X		X				
No Location Specified (West Marin)	In West Marin we are on septic systems. It is horrendously expensive to get anything done here., costing up to \$ 100,000 easily for a simple system. Then the County is imposing annual extra fees for people who have non standard systems of any kind. It makes this unfeasible for all but the most wealthy. I and many of my neighbors would be amenable to putting an ADU on our property BUT for the septic issues. There are alternatives - electric toilets, or other things that could be researched. Also, the County must come up with an affordable septic pricing. Plus, the contractors have no incentive to keep their costs in line, even with their proposals. I have heard time and again, how Questa got a bid, must have been the lowest bid, then they went over budget, (by \$15, 000 or \$ 20,000) and to get the house signed off, approved, and be able to move in, the homeowner paid the extortion, I mean, bill. The County could at least provide a service where homeowners could put their comments in about septic contractors for prospective septic owners to see. Thanks for listening.	Email													X			
No Location Specified (West Marin)	The consideration of this site (275 Olive Avenue) raises a concern that other similarly inappropriate sites may also be up for consideration in other parts of Marin. Would it be possible to get a list of any sites that are within 500 feet of a wetland? I studied wetland habitat restoration planning in graduate school, and was under the impression that CEQA/CWA sect 404 prevented projects from being built on top of or close to wetlands.	Email										X						
Northgate Development (San Rafael)	Additionally, there are also at least two other projects (the 670-unit Northgate and 100-unit Nazareth House developments) which are within our school district but not in unincorporated Marin. Likewise, neither of these developments, both within the Miller Creek School District, will generate per pupil funding for either the Miller Creek K-8 schools or the San Rafael High School district. That means that even though there will be many more students to serve, there will be no additional funding with which to do so. Additionally, these developments generate little to no parcel tax money and some are even exempt from the meager development fees which means the District would receive no money at all to build additional classrooms or to hire additional teachers to serve all the additional students that would be generated.	Email			X													
Novato, Atherton Corridor	Hello. Thank you for the information and materials regarding the Housing Element on the website. I have reviewed all of the materials and have the following questions the answers to which will help me and others comment and provide input in a more informed way. Because of the 1,000 character limit, this is the 1st of 3 emails with 9 total questions. The Draft Candidate Sites Inventory charts you have provided do not break-out extremely low-, very low-, and low-income units. The Housing Element Site Inventory Guidebook under Government Code Section 65583.2 (the "Guidebook") seems to require this, and Marin County's FAQ 15 breaks down the 3,569 total into those 3 categories plus moderate and above moderate. Can you please provide that more defined breakdown of all 5 categories by site? 1. It would be very helpful to have a chart for the Draft Candidate Sites Inventory that lists the units under each of the four scenarios. Is that something you have? Can you please provide it? 2. Under Part A, Step 3 please provide the infrastructure availability or plans for the Atherton Corridor sites. 3. Under Part A, Step 6 please provide the factors considered to accommodate low and very low-income housing for all of the sites. 4. Under Part B, for the Atherton Corridor sites, please provide the evidence that the site is realistic and feasible for lower income housing. 5. Is there a master plan for all of the low-income housing, up to 516 units, for the Atherton Corridor? Does any plan consider sidewalks, traffic lights, parking spaces and public transit? How many buildings and floors on each site are envisioned? 6. Under Part C, the capacity analysis, and in particular Step 2, what were the factors to calculate the realistic capacity of the Atherton Corridor sites including redevelopment of the non-vacant sites? 7. Under Part D, why are the non-vacant sites in the Atherton Corridor considered "obsolete" or "substandard" or otherwise meet the required criteria? 8. Under Part D, Step 3A, what is the basis for finding that the current residential use for the Atherton Corridor sites is unlikely to be continued? I would appreciate your response to my 9 questions in advance of the planned call for the Novato Unincorporated area on February 17.	Email	X	X													X	
Novato, Atherton Corridor	How would you feel if the County identified your home as the possible site for rezoning to accommodate high-density housing but neglected to notify you??? And then justified its inaction as inconsequential because the properties are only under preliminary consideration. That's what happened in the Community Development Agency's Feb. 17 presentation. I call it arrogant, insensitive, high-handed and totally inappropriate. Furthermore, the process of identifying these properties is opaque at best. It is irresponsible to proceed while disregarding the infrastructure necessary to support new homes, particularly in our drought-stressed, fire-endangered landscape. It's not the kind of government that respects its citizens. I am particularly troubled that the planning for the Atherton unincorporated areas ignores the Fireman's Fund 1000-home development in Novato less than a mile away. Dumping 1400 homes into this concentrated area spells disaster and will overwhelm the San Marin-Atherton interchange.* The "Guiding Principles" you adopted in December include "environmental hazards," but they recklessly disregard the practicalities of building on these sites and the adverse impact on the local environment. It's time to go back to the drawing boards and this time develop a reality-based plan that honors your constituents. *Construction of 101 in the Novato Narrows has taken 20+ years! Nothing should proceed until CalTrans is on board with a plan and dollars committed!	Email	X	X						X		X		X				
Novato, Unincorporated	We live in unincorporated Novato and the consensus of my neighborhood is that we do not wish to have our area re-zoned to accommodate low-income housing. What's unique about our area is that we still have some room to support the local wildlife and insects. Since moving here in 2014, we've witnessed a decline in the bee, bumblebee, and butterfly populations. The Monarchs will soon be gone too due to dwindling food resources. They are key to the health of our ecosystem, and every time a property is developed for housing, the plants needed to support these creatures are destroyed. Fencing also hurts the trails and pathways necessary for the animals to get much-needed food and water. We do not want you re-zoning anything. We want to keep our neighborhoods as they are. We already struggle with water issues. Please do not make our areas more accessible for development. We do not want what little beauty is left here destroyed.	Email										X			X			

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
O - 217 Shoreline Highway (Tamalpais)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X			X					X	X		X			X	
O - 217 Shoreline Highway (Tamalpais)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X		X		X	X	X	X	X	X	X		

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
O - 217 Shoreline Highway (Tamalpais)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X	X	X	X		X		X	X	X	X	X	X		
O - 217 Shoreline Highway (Tamalpais)	As a concerned Mill Valley resident, I am writing to endorse TamAlmonte's letter to you re. the merits of Tam Valley, Almonte, & Manzanita Draft Candidate Housing Sites. Please think very carefully about sites, due to concerns about flooding, traffic and at times extreme fore danger with needed evacuation routes.	Email				X					X			X				
O - 217 Shoreline Highway (Tamalpais)	ATTACHMENT from Tam Design Review Board: Suggested Additional Policies to be Included in the Housing Element: 1. Wildfire Risk: Use mathematical modeling to investigate and predict wildfire risk. Prohibit the building of housing (even ADUs) in fire critical areas. 2. Flood Risk: Prohibit new housing in areas at risk of flooding from storm surge or sea level rise. 3. Bothin Marsh: Require all new development adjacent to Bothin Marsh to supplement and follow the policies that are designed to preserve the marsh. Given the County's recent efforts to restore and preserve the marsh, it makes no sense to select a site adjacent to the marsh for any form of dense development. 4. Evacuations: Require that new housing development along Shoreline Highway trigger a study and redesign of the traffic patterns to ensure that any new housing development in that area will not worsen traffic or increase the threat to life safety during an evacuation. Any assessment of traffic impacts of emergency evacuation should include new housing developments in the City of Mill Valley, as Shoreline Highway is the only exit should East Blithedale become blocked. 5. Short Term Rentals: Eliminate short-term rentals completely, or allow only on-site, owner-occupied properties to have short-term rentals. If someone does not live on-site, then the property is arguably an investment property only, and any claim of the need for that short-term rental income can be disregarded. This would enable ADUs to be counted toward the Housing Element numbers (see item #10). 6. Vacancies: Create a County mandated vacancy tax (as San Francisco is presently considering) to create disincentives for leaving housing units empty. Exemptions could be made for work from home or dwellings under a certain square footage if the homeowner works from home or needs the space for their own dwelling use. This has been documented to establish new housing units and therefore could be counted toward the housing numbers. 7. Speculative Investment: Eliminate corporate ownership of housing of up to 4 units. This will stop speculative over-bidding of properties (which drives up housing costs) and land banking (which is performed to drive up the value for the investors.) This is crucial for market rate units that do not have controls over ownership. If dwelling units are constructed and snatched up by corporate investors, the goal of increasing availability will not be achieved. If the housing crisis is still occurring after another eight years, the next round of RHNA numbers will be even higher, and even more density will be demanded. 8. Promote Affordability: Require that all lot splits and ADUs rent at affordable rates. This would enable ADUs to be counted toward the Housing Element numbers that are required for affordable units, which are the most difficult to achieve (see item #10). The Planning Department should not look at undersized parcels as a hardship that allows for an exemption to exceed the FAR. Instead, it should be taken as a limitation on the lot that will provide a smaller home, which will ultimately result in a diverse range of housing options and levels of affordability. 9. Conversions: Provide incentives to preserve the existing stock of affordable housing and/or promote the conversion of existing market rate housing to affordable housing. Tam Valley in particular has a large number of rental units which have traditionally been at the affordable end of the rental spectrum, and could readily be maintained as such with the necessary incentives. 10. Alternative Measures: Follow the Housing Element guidelines to promote and locate alternative housing sites as per recommended policies #5, 8, and 9 above. These guidelines state that acceptable dwelling unit numbers can be counted through "the availability of ADUs and JADUs for occupancy, rather than used as offices or guest houses." (p. 30) In addition: "Alternative adequate sites: Under limited circumstances, a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units that will be: substantially rehabilitated in a multifamily rental or ownership housing complex of three or more units that are converted from non-affordable to affordable rental; preserved at levels affordable to low – or very low – income households, where the local government has provided those units with committed assistance." (p. 30)	Email																
O - 217 Shoreline Highway (Tamalpais)	I am in complete support of all the points made in Sustainable Tam Almonte letter of 2/24/22. Building in the proposed area is ill advised, and appears to be illegal.	Email								X	X							
O - 217 Shoreline Highway (Tamalpais)	I am writing to endorse the attached letter from Sustainable TamAlmonte to the Marin County Board of Supervisors and Planning Commission regarding the merits of the proposed Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List. The need for housing our homeless is desperate but building residential space at Tam Junction is just NOT logical. The idea of building along Shoreline/ Highway 1 is very questionable. It is already a populated area with minimal sidewalks and access to needed resources. Thank you for your consideration of the attached letter	Email	X	X	X	X		X		X	X	X	X	X	X	X		

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
O - 217 Shoreline Highway (Tamalpais)	We are writing in regard to the sites chosen for possible inclusion into county plans for housing in the Almonte/Tam Valley area of the county. Of the eight sites mentioned in your Balancing Act scenario, five are in a serious flood zone and one is located, not on, but in Richardson's Bay. Your commentary regarding the avoidance of environmental hazards has been completely ignored by whatever staff was used to choose these sites. The properties in the flood zone are 160 Shoreline, assessor's parcel # 052-041-27, 217 Shoreline, 223 Shoreline, and 204 Flamingo Rd. he site which is actually in the bay is 260 Redwood Hwy. Oddly enough, there is one property across the road from 160 Shoreline which is on solid ground. That would be the Muir Woods Lodge, a motel which actually has some open space which could be used for more housing. Why was this property ignored when lesser properties were chosen? Considering that we are familiar with the sites in the Almonte/Tam Valley area but not the rest of the county, it seems very strange that your staff has chosen properties which flood now and will continue to flood even more in the future. We wonder about your motivation in focusing on dangerous and inappropriate land. We also wonder why your staff has chosen properties which are pretty much lumped together in the same area which will further exacerbate the level F traffic problems which occur for us every day. If these sites were chosen to be close to public transportation, we would remind you that there is no viable public transportation in our area. So we would be looking forward to much more daily auto traffic. We are extremely disappointed in the Balancing Act which appears to be a distraction and of no practical value. We wonder how much time and money was wasted on promoting this ridiculous game. We also wonder how many sites in the rest of the county are totally inappropriate but are being promoted as a way to choose our fate which, as you know, is not the case. Surely, the Board of Supervisors can do better than promoting this silly distraction rather than facing what is a serious problem for the future well being of Marin County.	Email				X					X							
O - 217 Shoreline Highway (Tamalpais)	We oppose new housing in the areas mentioned in Tam Junction due to flooding and traffic and possible fires, can't get out of here now. Tell Scott Wiener and his friends to move on.	Email				X					X			X				
O - 217 Shoreline Highway (Tamalpais)	Yesterday afternoon, I had the pleasure of speaking with Ms. Clark about the wisdom (actually, the lack of it) in the choice of potential sites around Tam Junction. Last night, I participated in the "roadshow" and, as a result, I am asking for your help in following up on one matter. During the presentation by Jose Rodriguez, he mentioned that one of the "Guiding Principles" for the BOS is the consideration of "environmental hazards". It doesn't take long to recognize the hazards of sea level rise, a long history of flooding and traffic in our neighborhood, among others. But, in addition, Mr. Rodriguez made an interesting rejoinder to a question about whether certain sites can be included in this study if such sites have been previously reviewed and rejected. He was not too clear but he suggested that the State of California has some "requirements" if a previously rejected site is again brought up for analysis. I asked him to specify (1) which of the four Tam Valley sites have already been considered and rejected, and (2) what are the state's requirements (if any)--that are different or additional--that would apply to such sites. He did not have the information available to answer either question and it didn't appear to me that there would be much of an effort to research those questions and disseminate the answers. Hence, this email. Do you know the answers? If not, would you please put in motion an effort to discover the answers? It may not be dispositive, but then again, it may be important.	Email				X					X	X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	(Comment edited for length) Please find attached the San Geronimo Valley Planning Group's response to the proposed Housing Element update. Background: The San Geronimo Valley Planning Group was formed in 1972 to help elect Gary Giacomini to the Board of Supervisors in order to gain the critical third vote necessary to kill the 1961 Countywide Master Plan, which had envisioned 5,000 new homes and 20,000 additional residents for the San Geronimo Valley alone. While the plan was updated in 1982 and 1997, its central premise has never changed: preserving our Valley's rural character and protecting our natural environment. This commitment - along with that of many other community members - also helped permanently preserve more than 2,300 acres of open space in our beloved Valley. We have been trying to apprehend the efforts of Marin County to meet the state- mandated "housing elements" through the rezoning of existing parcels. We are very concerned that few Valley residents are aware of the potential impact of this housing mandate on our community and that the Planning Group was not included in the process from the beginning. Apparently, pressure from the State has made it a top- down County effort. The Planning Group adamantly opposes the proposed, potential locations within our community identified below. High school property - We are alarmed by Candidate Housing Site P, the proposal to build 98 above-moderate-income units through rezoning the high school property next to the Ottolini/Flanders' Ranch at the bottom of White's Hill on Sir Francis Drake Blvd. Our Community Plan clearly spells out that the use of this property should remain as agriculture or open space; the high school district agreed. Our reasons are numerous. 1. It would be a visual blight, destroying not only the aesthetics of the entrance to our Valley but also jamming suburbia into the inland rural corridor. 2. It would be a dangerous location, creating a separate enclave with an entrance off a very busy highway, and removing one of the few places where traffic can safely pass slower traffic. 3. Because this property is not within the boundaries of any of our four villages, it would destroy the essence of our Valley's character, creating, in essence, a new, completely separate village of above market-rate houses. Moreover, there is no sewage or water infrastructure at this location. 4. It is an environmentally poor choice, being a wetland area, a swamp in the winter, and within the headwaters of the Lagunitas Creek watershed. Former golf course club house property. Candidate Housing Site R-1. This open space, referred to as the Commons, must remain open space and not also become a "new village" location. In addition to being the likely site for a new firehouse, this is an essential area for community gatherings, and provides needed parking for and access to Roy's Redwoods, Maurice Thorne Open Preserve, and the two, newly conservation easement-protected meadow parcels (former front and back nine). The Planning Group does favor affordable housing in the Valley. We want our residents and their children to be able to afford to remain in our community and to maintain our diverse population. But the current plan seems to be solely a County "numbers game," meeting only the requirements of the State for 3,569 units in unincorporated Marin. The parcels in the Valley are identified for families earning more than \$132,000 annually. For an individual, this would be the equivalent of \$62.50 an hour. The Valley is a rural community. The minimum wage in California is \$14 an hour. Anyone who works a full- time job should be able to afford decent housing. This plan does not provide that. The County must focus on the real need for affordable housing, with more emphasis and incentive on legalizing existing units and making it easier to create second units, ADUs and JDUs. A stronger effort is needed by the County to find appropriate parcels within our existing villages. Potentially, this might include the current location of the County fire department, which, if/when it's vacated, could be an excellent location for affordable multi-family housing. There are others. A time constraint shouldn't be the deciding factor in zoning parcels for housing. There has to be more thought put into this and community involvement shouldn't be limited to a flawed survey. We request the County hold an in-person meeting for the community as soon as possible, preferably in the multi-purpose room at Lagunitas School. Additionally, the Planning Group would like to work with you to find a way to provide more affordable housing units within our community while continuing to maintain and protect the rural character and natural resources that make our Valley such an attractive place to live and raise a family.	Email (See Email Comments Received.PDF, pp. 234-236)			X	X	X			X		X					X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	1: can we use the Lagunitas school parcel that is before the Spirit Rock parcel? 2: If Spirit Rock is built on can it be hidden from road? 3: The visual view when you enter the Valley is gorgeous and should be maintained. 4: Lagunitas school campus has lots of unused space.	Email										X						X
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	98 houses on the San Geronimo Valley floor is a terrible idea. It would ruin the beauty of the valley which Valley residents have worked so hard over the years to preserve.Please help us ... we would be most grateful if you could find other sites for these needed homes. Grateful for your attention to this.	Email								X		X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	Already leaving here is problematic early in the morning and many folks work and go to school over the hill and have to go then. You would be adding probably 200 or so cars to the problem for starters. As it is I no longer go to Point Reyes on the weekends because its an extremely busy place full of tourists and the locals cant park and get to services. Dennis, I have written to you before regarding the San Geronimo Valley Golf Course and you can see now that what was once a beautiful sward of land full of animals and birds and yes golfers is now a sea of weeds and fallen trees. And yes, people walk there on the paths and I guess through the tick invested grasses as well. And now you want to put up 98 (!) houses and destroy another piece of the Valley? And what about fire and earthquake considerations. If that corridor gets blocked in an emergency we would all try to get out through Lucas Valley or perhaps Highway One but regardless its scary to think of those situations. And I was here when we fought to keep that high school and all the other developments a NO GO. Successfully might I add and I believe the plan states that land was to stay agricultural. And how are you going to get all those folks home insurance? I already know people who have been denied coverage here and several of those companies I believe want to leave California altogether. Surely you can find another spot to meet whatever criteria is mandated some place else. I dont know if you even bother to read these letters but I do want to go on record objecting wholeheartedly to this.	Email				X						X		X				
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	Dear Mr. Rodini please do your best to represent the better interest of all Valley residents and don't let 98 new houses be Built-in the area East of Woodacre along San Francisco Drake. The San Geronimo Valley has one road in-and-out and Our septic systems and fire protection issues are at stake! Please say no!	Email				X								X	X			
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	Hello Dennis, I am writing as a long term resident in Woodacre with some concern regarding the 50 acre parcel alongside SFD Blvd and the Flanders ranch property. Please include all San Geronimo residents in any planning that might go forward on this horrendous possibility for 98 homes. We are already struggling with water issues, fire issues, septic issues, road access in emergencies, current Fairfax traffic jams. We already have a valley floor jammed with County infrastructure - water dept, fire dept, PGE substation, noise and lights all times of day and night. I certainly hope this possibility will become part of many public forums on your agenda for this small and fragile valley. Since the last fire on White's Hill, nothing has been done to remove the battery box from the long-broken highway sign which may have sparked that fire. I think, in speaking to my neighbors, the SGV feels a bit neglected by your office and I sincerely hope that can be rectified.	Email				X				X				X	X			
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I am a homeowner in Woodacre since 1972. I am of the opinion that there are some places that shouldn't be developed. I include all of western Marin in that category, but for the moment I will comment on the proposed development of 98 homes just west of White Hill on Sir Francis Drake Blvd. Entering the valley, one's first impression is the beautiful rural landscape that is becoming rare in California. That experience would be negatively impacted by any development in that area. 98 Homes would mean around 200 automobiles adding to the congestion in Fairfax and San Anselmo and create a great deal more air pollution than already exists. That area is not only a seasonal wetland, but is in the headwaters of the Lagunitas Creek Watershed. Construction and habitation of that area would cause irreparable harm to wildlife, including endangered salmonids and many other species. I support development along the 101 corridor.	Email				X				X		X		X	X			
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I am a resident and homeowner in Forest Knolls, where I live with my husband and 5 year old. I'm responding to signs I saw posted today along SFD near Dickson Ranch, in regard to the building of 98 homes on that property. I have searched online and cannot find any more information about this proposal. I would like to add my comment that you please proceed very cautiously-- while I really recognize the need for more housing and more affordable housing in Marin, I have a couple of big concerns-- environmental impact (including air quality, native species habitat preservation and restoration, and light pollution. I also have some concern about SFD as the only way into and out of the valley, in case of emergency (and, just in terms of general traffic congestion, and air pollution). So my comment is to please very carefully consider these matters before proceeding. Thank you!	Email				X						X		X		X		
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I am dead set against the proposal to develop 98 new houses on the 50 acre High School property. Such a large development is exactly the kind of change the valley has fought against for decades. Such a large development would change the Valley's pastoral character enormously and negatively. I believe the Valley's population stands around 3,500. If 4 people were to live in each house of such a new village, the valley's population would increase over 10% overnight. I would support fewer than half such units of low-income housing if they were located in dispersed fashion, and wouldn't have such a negative aesthetic consequences.	Email								X		X					X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I believe West Marin has reached its carrying capacity for new homes, especially in regards to water, roads, septic and fire safety. Are we going for maximum buildout? What happens after we add 3500 homes the State of California tells we have to do? What happens in 2031 when they say we have to do it again? I watched the zoom meeting with Leelee Thomas on February 16, and she said it's either the carrot or the stick. I did not see any carrots in the equation, only threats. The proposed 98 houses in the heart of the San Geronimo Valley is an ill conceived proposal. It does not take into consideration that the plot of land is the headwaters of the Lagunitas Creek which is a coho salmon nursery. It's a flood plain when we get substantial rain - if you have ever driven by in a downpour, the entire area is a web of small streams before it gets to the main stream channel about 500 feet from there. I believe the infrastructure needed for those houses would not only be an eyesore, but also a detriment to our fragile ecosystem.	Email		X		X				X	X	X		X	X			
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I could not access the Balancing Site work area so I am submitting these comments here. SGV is am amazing place to be due to low development. I have had the benefit of living here 25 years. What is being proposed in both of the areas of the School property and at the Gold Course are for higher end homes. Higher end homes are not a help for our community. We need homes for families with kids, We need Senior housing. We don't need another 127 above moderate income homes. Have some vision. Create a place with a grocery store, deli, and place for people to meet. Create Senior housing. Have ability to share vehicles. This area could become a hub for our community to use and support. It is also a sensitive environmental area. It used to be where water would spread out when it rained and slowly sink into the ground providing water all year round for the fish. More concrete and asphalt = more runoff. This vision of 98 separate high end homes here is not fitting to the rural area of our valley. It is just going to bring in more people who want a rural lifestyle from other areas and NOT give our locals homes. Every day, people, and families are looking for homes. Renters are being pushed out. It is unaffordable to live here. Solve the problem we have now, housing for our locals. Not bring more people here. Also, the place being considered at 6900 Sir Francis Drake is a privately owned place. Owned by a family that owns quite a bit of property in the Valley as it is. I certainly hope public monies are not going to rehab this property.	Email								X		X					X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd in the San Geronimo Valley. It would destroy our Valley's rural character and the beauty we prize in that view shed. I support seeking alternative Valley sites not visible from Sir Francis Drake Blvd to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I believe many of these West Marin sites are not strategic due to environmental concerns, lack of local jobs, and inadequate infrastructure to sustain such a population increase. I support seeking alternative Marin sites to meet our affordable housing obligations.	Email		X	X					X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations. We are already working to provide affordable housing for people here in the San Geronimo Valley. Please work with our group to create homes and units that are an integral part of our existing villages. Continue to preserve our open, agricultural spaces and the green belt that surrounds this rural part of Marin county.	Email								X		X					X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative sites to meet our affordable housing obligations. Supervisor Rodoni- You have been a supporter of the environment and the agg culture of Marin. I know we need housing in Marin, but this is the wrong spot for 98 houses especially without any transit options for residents in that development.	Email						X		X		X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do NOT support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do NOT support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do NOT support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. Not to mention the massive increase in traffic and fire hazard/danger such a development would create. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email				X				X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support new housing on the 50-acre High School property facing Drake Blvd. in the San Geronimo Valley. This important rural gateway property to the valley and nearby Pt Reyes National Seashore should remain in agricultural use as part of the historical Flanders Ranch. I support seeking alternative Valley sites to meet our affordable housing obligations. Our community will vigorously oppose such inappropriate development.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I hate to hear that 98 houses are going to be built on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. I do support seeking alternative Valley sites to meet our affordable housing obligations, and hope that some compromise can be reached that won't destroy the beautiful approach to West Marin or further stress our limited resources. I know we are lucky to have remained untouched by "progress" for so long but oh boy I hope our luck holds a bit longer. Anything you can do to stop this unwelcome and depressing development will be much appreciated.	Email								X		X		X				
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I have lived in Woodacre for over 40 years. I love the contry feel and woodsy environment. I highly object to the proposed low income housing development on Flanders property. I am your constituent, and voted for you when you were running for office. Please stop any expansion, re- zoning or building projects that will bring more residences to the Valley. I travel down San Geronimo Valley drive every day as, I work in San Rafael. When I get to the corner of Sir Francis Drake, I would be looking at the very piece of land across SFD, that the houses will be built on. As I understand the proposal, 100 houses will be built on 50 acres. The new development will also add to traffic on SFD by quite a bit. Please, let's keep the beautiful rural nature of the Valley as it is now.	Email				X				X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I hope you're well and please allow me to begin by thanking you for your leadership on a range of issues important to San Geronimo Valley residents. While I know the recent report about possible locations for additional housing in the county is quite preliminary (and conducted by a third party that does not speak for Marin County residents), it makes sense that concerned citizens speak loudly and early on this topic. Please know that I do not support 98 houses on the 50 acre high school property facing Sir Francis Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character. It would destroy the beauty we prize in coming over White's Hill. It would create a new, unnecessary and unwanted village. Most important, it would add a possible 200 additional vehicles and possibly up to one thousand daily vehicle trips in and out of the valley to an already congested road. Anyone trying to get to Highway 101 at 8:00 am already knows that the traffic is horrible as you enter Fairfax. This would add to that exponentially. Anyone living on or near SFD Blvd. knows that the weekends are equally tough with many tourists heading to and from the coast. While I support affordable housing I believe there are better ways and better locations to accomplish this.	Email				X				X		X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I just want to add my voice to ask you not to support the new San Geronimo housing being considered. The environmental and infrastructure impact will be horrible !	Email		X								X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I oppose 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. .West Marin is maxed out on development because of fire concerns, small roads, septic. The proposed development at the west side of whites hill is the headwaters of the Lagunitas creek which is our coho salmon nursery. It's a floodplain and is unsuitable for development. The infrastructure needed for a development would harm our fragile ecosystem. If Marin County decides to do what the State is demanding, then why not put the entire buildout on the St. Vincents property which is right next to the freeway and could handle the increase in population. We would like to see all the building be for homeless and low income people - like all the people who commute from Vallejo and Richmond to serve us daily because they can not afford to live in our county. Many other properties in Marin would be more suitable.	Email				X				X		X		X	X		X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I oppose a housing development the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. .1. West Marin is maxed out on development because of fire concerns, small roads, septic. 2. The proposed development at the west side of whites hill is the headwaters of the Lagunitas creek which is our coho salmon nursery. It's a floodplain and is unsuitable for development. 3. The infrastructure needed for a development would harm our fragile ecosystem. 4. Building would ruin agricultural, rural beauty which is so precious to the San Geronimo Valley. 5. If Marin County decides to do what the State is demanding, then why not put the entire buildout on the St. Vincents property which is right next to the freeway and could handle the increase in population. We would like to see all the building be for homeless and low income people - like all the people who commute from Vallejo and Richmond to serve us daily because they can not afford to live in our county. Or work with the state to move San Quentin out to a more appropriate place for a prison such as barren land in the dessert, and make a beautiful development on the waterfront right next to shops and the ferry and the Richmond Bridge which would be easy access to transportation and would not overburden Sir Francis Drake which is already far too congested. Many other properties in Marin would be more suitable.	Email				X				X	X	X		X	X			
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I support adding housing in appropriate locations. I do not believe the west side of White's Hill, on Tamalpais School property is appropriate. The area is prone to flooding and is vital for supporting the flow of water in the creeks that are used by salmon. Also, the county plan has been to add housing on the 101 corridor, leaving west Marin rural. As a member of the Valley Emergency Response Team, I am concerned about adding so many more cars on the road, ensuring a bottleneck in the event of an emergency evacuation.	Email									X	X		X				
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I support adding housing in appropriate locations. I do not believe the west side of White's Hill, on Tamalpais School property is appropriate. The area is prone to flooding and is vital for supporting the flow of water in the creeks that are used by salmon. Also, the county plan has been to add housing on the 101 corridor, leaving west Marin rural. As a member of the San Geronimo community, I am concerned about adding so many more cars on the road, ensuring a bottleneck in the event of an emergency evacuation.	Email									X	X		X				
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I think that the proposed low cost housing sites and sizes and the solution is not thought out ! For instance , the 98 homes in Woodacre would create a huge traffic problem and also be inappropriate . The Olema location and proposal would ruin the nature of Olema ! And Dennis Rodoni lives in Olema ! The west Marin area has been protected for a reason ! The nature and small town is the reason that we are all here ! I've lived here for 46 years and believe that it would be more appropriate to absorb the housing on properties that are all ready developed and make it attractive for homeowners to build ADUs Please revise the thinking around this important topic of affordable housing !	Email				X				X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I'm not sure if this is accurate, but we have heard a site for 98 new homes is being proposed at the base of Whites Hill. We can only hope this is not true as that would be disastrous for the area and environment, and truly spoil the natural surroundings	Email										X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	It has come to my attention, either from neighborly chats or from other sources, there is a potential plan taking shape to add housing to the San Geronimo Valley. Specifically close to 100 houses on the land we refer to as "Flander's Field", where there was once a plan for a high school. That plan didn't materialize, as this valley began to be more declarative and assertive in stating the vision for this area, and guidelines for what is / is not acceptable development. When I moved to the valley 25 years ago, I thought it might be a place to stay for a couple of years. But after understanding this community better, and listening to our elders, I came to understand and appreciate what our environmental advocates have been fighting for and diligently guarding. This is the reason I still live here today. In my home town, I watched as the cherry trees toppled, the apple orchards fell, and the planting fields gave way to urbanization and development. It still breaks my heart whenever I drive through and see the Police Station, Post Office, County Buildings and parking lots where I once played with my friends and frolicked with my dog. I am filled with such gratitude to live here in the San Geronimo Valley, comforted in knowing this place is truly special. Magical. I now take up the fight to preserve our natural beauty and the ecosystems that depend on limits to growth. My neighbor refers to entering the valley as the "Chitty Chitty Bang Bang effect", where the wheels of the car roll up under you and you start to float along in the last part of your journey home. Please help us keep this natural beauty as opposed to a Shitty Shitty first impression entering this sacred place. Also, this would impact and devastate what little is left of our natural habitat for spawning salmon...I've witnessed and taken part in many debates and county board meetings to force the stoppage of building homes due to this deleterious impact. 98 homes will be a huge battle, but taking a cue from our long term residents, environmental groups, and our elders, I can't stand back and watch this happen. I look forward to understanding both of your positions on this subject. Signed, a long time Marin tax payer, diligent voter, and newly commissioned soldier in the fight to preserve my surroundings	Email										X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	Please don't approve this development! It is way too big and is in a terrible location. It will destroy the beautiful view that every Valley resident welcomes on their return home to the SG Valley. Yes we need some affordable housing, but not on this parcel, and not at market rate. The Sir Francis Drake corridor in San Geronimo should remain rural. This huge development would create a new, unnecessary and unwanted village.	Email								X		X					X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	Please don't support the development of 98 units on former Flanders Ranch land in the San Geronimo Valley. This site stands at the gateway to the SGV and the headwaters of the watershed which houses our endangered salmonids. It is an especially sensitive location, both aesthetically and ecologically, and should be protected from all development. Just a couple of years ago, you and the BOS attempted to do a very good thing for Marin County and the SGV by purchasing the golf course, in order to protect it permanently from development and to give endangered salmonid populations a place to recover. Probably, in a few years' time, some public entity—possibly Marin County—will resume the pursuit of these goals when TPL sells the land. If the County allows a new village of several hundred people to be built, with all the ecological disturbance that entails, just a short distance upstream from the salmonid sanctuary, it will jeopardize this important environmental restoration project. I believe the 98 units are envisioned to be targeted to buyers of "above moderate" income. If so, then this suggests that the homes will be too expensive to count as the sort of affordable housing that the voting public sympathizes with. We don't want a SGV that is even more exclusive (economically speaking) than it already is—especially not at the expense of the ecology, aesthetics, etc. Please do all you can to keep the old Flanders Ranch area completely open and agricultural. Thank you very much.	Email										X					X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	Please understand that our history and values are not supportive of mass development in the San Geronimo Valley. We value our rural character for aesthetic reasons but equally for safety. We must protect egress for fire primarily. In addition we do not have the infrastructure and resources to support 98 new homes. This ideal would be better served along the 101 corridor. Thank you for consideration of supporting no development of the open fields adjacent to Flander's property.	Email		X						X		X		X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	Remove the high school site from any consideration for housing. It is not supported in our Community Plan (see excerpts below). In addition, this is the critical view shed that every Valley resident experiences and "welcomes" on their return "home" to the San Geronimo Valley as they negotiate the curve, going west, at the bottom of White's Hill leaving the eastern urbanized corridor (where over 90% of Marin residents live), behind. This priceless Valley view encompasses the entire Ottolini/Flanders ranch and the Spirit Rock Meditation Center property from the meadows on the flats, to the uplands and ridge that seems to disappear going west towards the Nicasio pass. High School Site Issues: The development currently proposed would create the equivalent of a "new" village and its location next to SF Drake Blvd. would destroy the Valley's rural character. Increased traffic would overwhelm Drake Blvd. in route to and from the eastern urbanized corridor and 101. The north east section of San Geronimo Creek, which is home to coho salmon and steelhead trout, appears to be in this area. If confirmed, protection of this area could impact proposed development. FYI - Historically, this 50 acre school site was originally owned by the Ottolini/Flanders Ranch family. It was condemned for use of a planned High School -- part of the '61 Master Plan calling for 20,000 residents and 5000 homes. This '61 Master Plan was scuttled in 1972/73 after the newly elected Board of Supervisors voted to adopt the new County Wide Plan. Subsequently, the BOS began the development of highly successful Community Plans for designated areas in West Marin. At one point, (the '80's I think) the Tamalpais school board considered selling it's 3 unused school sites. Two were in the eastern corridor and one was in the Valley. The board appointed a committee to study the situation and make a recommendation. It was composed of Kate Blickhahn (Drake High School Superintendent), Dale Elliott of Forest Knolls and me. They implemented our recommendation to sell the two sites in the eastern corridor and preserve the Valley site for agriculture. The Flanders family subsequently worked out a lease (still in effect) with the District so their cattle could use it for grazing as was done when they owned it. Two proposals to create an orchard never materialized	Email				X				X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	The proposed 98 new houses on the 50 acre parcel in the San Geronimo Valley was just brought to my attention. I am not opposed to more housing, but I am opposed to how and where they will be built (in a cluster creating a new community as well as changing the landscape as you enter The Valley). There have been other projects in the past that are woven into the existing communities. The low cost neighborhood next to the Trailer park is a fine example. I am assuming that this Federal money is to be used for our lower income population? I have lived in the Valley for 50 years at which time we voted against sewer lines and natural gas in order to keep housing developments from taking place. Will a project this large take that into consideration? I will be sure to be adding my input as this project moves forward. Dennis, as old acquaintance I'm hoping that we can find time to discuss this more, I am no longer 'asleep at the wheel'....Thank you for taking my opinion into consideration.	Email		X						X		X		X			X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	This is a terrible idea! I can tell you that it will become another problem like Victory Village. You can't just plunk down a totally different community (with different needs and mind-sets) inside another unique community. And what about water !?!?!?!? I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	This proposal make no sense for multiple valid reasons. Please do what you can to reject it.	Email								X								
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	While I support adding housing in WMarin, I believe the White Hill location is not appropriate for the reasons below: This clearly goes against our Community Plan. It is an area prone to flooding As a result of the above, it interferes with the watershed that provides the creeks that support the endangers steelhead. It will place untold stress on an already precarious road evacuation during wildfire season. the Valley is already under major stress with failing septic, with no help on the horizon as has been blocked by the Planning Group. The Valley and it's homeowners are about to be handcuffed by the new stream side ordinances, making repairs and maintenance near impossible, so the added burden of 68 homes is such a double standard. The rural character of the Valley will be visually destroyed. I am curious why this information has been held from the public and the very short window of public comment which further punctuates your desertion, the same way you mid-handled the Golf Course debacle. Please respond with a confirmation of my very strong objection to this location.	Email								X	X	X						
R1 - 5800 Sir Francis Drake Boulevard (San Geronimo Valley)	(Comment edited for length) Please find attached the San Geronimo Valley Planning Group's response to the proposed Housing Element update. Background: The San Geronimo Valley Planning Group was formed in 1972 to help elect Gary Giacomini to the Board of Supervisors in order to gain the critical third vote necessary to kill the 1961 Countywide Master Plan, which had envisioned 5,000 new homes and 20,000 additional residents for the San Geronimo Valley alone. While the plan was updated in 1982 and 1997, its central premise has never changed: preserving our Valley's rural character and protecting our natural environment. This commitment - along with that of many other community members - also helped permanently preserve more than 2,300 acres of open space in our beloved Valley. We have been trying to apprehend the efforts of Marin County to meet the state- mandated "housing elements" through the rezoning of existing parcels. We are very concerned that few Valley residents are aware of the potential impact of this housing mandate on our community and that the Planning Group was not included in the process from the beginning. Apparently, pressure from the State has made it a top- down County effort. The Planning Group adamantly opposes the proposed, potential locations within our community identified below. High school property - We are alarmed by Candidate Housing Site P, the proposal to build 98 above-moderate-income units through rezoning the high school property next to the Ottolini/Flanders' Ranch at the bottom of White's Hill on Sir Francis Drake Blvd. Our Community Plan clearly spells out that the use of this property should remain as agriculture or open space; the high school district agreed. Our reasons are numerous. 1. It would be a visual blight, destroying not only the aesthetics of the entrance to our Valley but also jamming suburbia into the inland rural corridor. 2. It would be a dangerous location, creating a separate enclave with an entrance off a very busy highway, and removing one of the few places where traffic can safely pass slower traffic. 3. Because this property is not within the boundaries of any of our four villages, it would destroy the essence of our Valley's character, creating, in essence, a new, completely separate village of above market-rate houses. Moreover, there is no sewage or water infrastructure at this location. 4. It is an environmentally poor choice, being a wetland area, a swamp in the winter, and within the headwaters of the Lagunitas Creek watershed. Former golf course club house property. Candidate Housing Site R-1. This open space, referred to as the Commons, must remain open space and not also become a "new village" location. In addition to being the likely site for a new firehouse, this is an essential area for community gatherings, and provides needed parking for and access to Roy's Redwoods, Maurice Thorne Open Preserve, and the two, newly conservation easement-protected meadow parcels (former front and back nine). The Planning Group does favor affordable housing in the Valley. We want our residents and their children to be able to afford to remain in our community and to maintain our diverse population. But the current plan seems to be solely a County "numbers game," meeting only the requirements of the State for 3,569 units in unincorporated Marin. The parcels in the Valley are identified for families earning more than \$132,000 annually. For an individual, this would be the equivalent of \$62.50 an hour. The Valley is a rural community. The minimum wage in California is \$14 an hour. Anyone who works a full- time job should be able to afford decent housing. This plan does not provide that. The County must focus on the real need for affordable housing, with more emphasis and incentive on legalizing existing units and making it easier to create second units, ADUs and JDUs. A stronger effort is needed by the County to find appropriate parcels within our existing villages. Potentially, this might include the current location of the County fire department, which, if/when it's vacated, could be an excellent location for affordable multi-family housing. There are others. A time constraint shouldn't be the deciding factor in zoning parcels for housing. There has to be more thought put into this and community involvement shouldn't be limited to a flawed survey. We request the County hold an in-person meeting for the community as soon as possible, preferably in the multi-purpose room at Lagunitas School. Additionally, the Planning Group would like to work with you to find a way to provide more affordable housing units within our community while continuing to maintain and protect the rural character and natural resources that make our Valley such an attractive place to live and raise a family.	Email (See Email Comments Received.PDF, pp. 234-236)			X	X	X			X		X					X	
R1 - 5800 Sir Francis Drake Boulevard (San Geronimo Valley)	1: can we use the Lagunitas school parcel that is before the Spirit Rock parcel? 2: If Spirit Rock is built on can it be hidden from road? 3: The visual view when you enter the Valley is gorgeous and should be maintained. 4: Lagunitas school campus has lots of unused space.	Email										X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R1 - 5800 Sir Francis Drake Boulevard (San Geronimo Valley)	I could not access the Balancing Site work area so I am submitting these comments here. SGV is an amazing place to be due to low development. I have had the benefit of living here 25 years. What is being proposed in both of the areas of the School property and at the Gold Course are for higher end homes. Higher end homes are not a help for our community. We need homes for families with kids, We need Senior housing. We don't need another 127 above moderate income homes. Have some vision. Create a place with a grocery store, deli, and place for people to meet. Create Senior housing. Have ability to share vehicles. This area could become a hub for our community to use and support. It is also a sensitive environmental area. It used to be where water would spread out when it rained and slowly sink into the ground providing water all year round for the fish. More concrete and asphalt = more runoff. This vision of 98 separate high end homes here is not fitting to the rural area of our valley. It is just going to bring in more people who want a rural lifestyle from other areas and NOT give our locals homes. Every day, people, and families are looking for homes. Renters are being pushed out. It is unaffordable to live here. Solve the problem we have now, housing for our locals. Not bring more people here. Also, the place being considered at 6900 Sir Francis Drake is a privately owned place. Owned by a family that owns quite a bit of property in the Valley as it is. I certainly hope public monies are not going to rehab this property.	Email								X		X					X	
R1 - 5800 Sir Francis Drake Boulevard (San Geronimo Valley)	I just want to add my voice to ask you not to support the new San Geronimo housing being considered. The environmental and infrastructure impact will be horrible !	Email		X								X						
R10 - 200 San Pedro Road (Santa Venetia)	Hello and thank you for the opportunity to comment regarding Future Housing Sites in Marin County. I attended the local Housing meeting regarding Santa Venetia and Los Ranchitos on February 15th and live in the Santa Venetia area. Here are my comments from a Santa Venetia resident perspective: 1. The process, while advised by the Marin County Planning Department, is being run by a consulting agency that is not familiar with Marin County and the local areas & neighborhoods. 2. The number of assigned housing units to Santa Venetia, 422, ignores the following. Before housing site numbers are assigned and accepted, a "CEQA-lite" analysis should be performed to determine if the numbers and locations are practical from a CEQA perspective. We heard these concerns brushed off with the response that if any development is going to be done, a full CEQA would be completed before development could/would proceed. This would be an "after-the-fact" process, with the fact that the housing numbers and sites have already been assigned and accepted, and would be too late to be influential in the development process. a. There is only one practical vehicle road out of Santa Venetia to the freeway that is already heavily impacted by three schools, the one at the JCC, the Marin School, and Venetia Valley school, and a large pre-school. Traffic in & out of Santa Venetia is also already heavily impacted by the JCC, the Civic Center traffic, the Marin Lagoon traffic, the Veterans Memorial traffic, the Marin Lagoon Housing and the commercial enterprises along McInnis Parkway. b. Some of the sites selected are in wetlands areas, such as the McPhail school site next to North San Pedro Road. c. some of the sites selected are next to the Bay and subject to special development restrictions, such as the McPhail school site. d. The total number of housing units assigned to Marin County, and not just to the unincorporated areas, does not take into account the water needs. And we, Marin County as serviced by MMWD, are in the middle of a water shortage with future years looking to be worse due to Climate Change. 3. Using city limit boundaries to direct neighborhood focus and comment ignores the reality of the holistic nature of a neighborhood that crosses city limits and unincorporated boundaries. It is expedient, especially for an outside consulting firm not familiar with Marin County or Santa Venetia, but not realistic. This is especially true for the Santa Venetia area. Santa Venetia is heavily impacted by what the City of San Rafael does or does not due around the Civic Center, at the intersection of North San Pedro Road and Civic Center Drive, around Marin Lagoon Park, at the Marin Lagoon homes neighborhood, and at the Marin Ranch Airport. Using city limit boundaries is expedient but not accurate and realistic in appraising housing impacts to a neighborhood such as Santa Venetia. And restricting the geographical area that Santa Venetia residents can comment on and have input to, to not include what is inside the City limits of San Rafael for the areas noted above is violating our rights to comment on and have input to what is impacting our neighborhood. Thank you for the chance to comment	Email				X				X				X	X			
R10 - 200 San Pedro Road (Santa Venetia)	Here in Santa Venetia, we are living with water shortages, traffic congestion, and our community's evacuation route was named the most dangerous in Marin and yet huge additional numbers of housing are proposed for this flood prone neighborhood. That's insane! We are not fooled by claims that these new residents won't drive everywhere. They will. We already know that every person of driving age in our neighborhood not only drives but owns a car, or truck. They line our streets, further restricting access routes. There are sites where housing can happen like at Northgate Mall, but not in our overcrowded flood zone.	Email				X				X	X			X				
R10 - 200 San Pedro Road (Santa Venetia)	I am a longtime resident of Santa Venetia in unincorporated Marin County, and a member of the Santa Venetia Neighborhood Association (SVNA). I, along with many of my neighbors, attended the February 15 Zoom meeting on the Housing Element initiative, which seems detached from the reality of worsening climate change. Much of Santa Venetia exists in a flood plain; other parts are in the WUI. With only a single one-lane route in and out of the neighborhood — North San Pedro Road — our existing infrastructure is already stretched to the breaking point with daily traffic congestion restricting both egress and ingress. We currently have fewer than 1800 residences in Santa Venetia, yet the Housing Element recommends 422 additional units, representing an increase of approximately 25%. Adding a fraction of 422 units to Santa Venetia would greatly compromise the safety of its residents, in addition to degrading quality of life. Many of our homes were built in the WUI. We are at constant risk of wildfire, with unstable hillsides that in recent years have collapsed onto North San Pedro Road. Like all of our Marin neighbors, we are constrained by drought. Here in Santa Venetia, our water supply comes from tanks that are sited in the WUI. Supplanting CEQA review in the drive to create multi-million-dollar homes puts our cultural as well as our natural environment at risk. For example, Oxford Valley, a known site of native tribal artifacts such as shell mounds, has been designated for 45 "above moderate income" units. Bypassing CEQA would eliminate the protection of cultural resources here and in other areas of Santa Venetia and Marin that have not yet been surveyed and would be lost forever. Our neighborhood is known to be at severe risk of flooding. The SVNA is currently participating in a collaboration between the California Dept of Parks and Rec, The County of Marin, and The SF Bay NERR to "Identify and Evaluate Sea Level Rise Adaptation Options to Solve Road Flooding in China Camp State Park." The project recently received a \$525k grant to address the critical issue of flooding in the low-lying segment of North San Pedro that runs between Santa Venetia and Peacock Gap. This road is our only alternate route to Highway 101, one that our emergency responders rely upon when highway traffic is heavy. Here is a link to the July 26, 2021 article in the Marin IJ that describes the flooding (which is only expected to worsen) and touches on our risk of impeded egress/ingress in the event of a natural disaster: https://www.marinij.com/2021/07/26/china-camp-road-flooding-project-gets-525k-grant/ The Housing Element did not seem include plans for significant numbers of true low-income housing. In the future, we would like to see a plan that factors in housing that our neighbors throughout Marin County could afford.	Email		X		X				X	X	X	X	X	X			
R10 - 200 San Pedro Road (Santa Venetia)	I am against the proposed units on North San Pedro Road. This proposed project is completely unsustainable and not researched for undesirable living situations. There are many factors that indicate this would not be a good site to build. Factors such as flood control, sea rising at a rate we can expect in the coming years, congestion, removal of a ball park and mostly there are no services to support this project. Well thought out projects include parks, services, bike paths, sidewalks and a reasonable egress in case of fire. North San Pedro Road is all ready congested due to a large school and many churches on this road. Another road to San Rafael is available to Point San Pedro Road however this road is failing due to floods in the winter and very evident sink holes that are not being addressed. More traffic would of course erode the roads further and in the past have had slides on this road particularly after recent tree removal has increased the likely occurrence.	Email		X	X	X				X	X	X		X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R10 - 200 San Pedro Road (Santa Venetia)	I attended the zoom meeting a few nights ago. I share the concern of some of my neighbors, well articulated by Gina Hagen. While I totally support affordable housing (so question if this will be "affordable" for working class people), I think we already have too many high density buildings on San Pedro Road, Jcc, school, rest homes, elder affordable housing, civic center etc... So I would support maybe 25 more units or something manageable, but hundreds seems like asking for trouble in an emergency. I live on Labrea way and I am glad we have housing for families, down the street, but a common problem is the amount of cars and high occupancy of some of the apartments. The overflow of cars goes all the way to Rosal, and currently I have had cars parked in front of my house for a month and more. It is not a significant problem in my case, but my neighbor who has teenagers with cars, is having to struggle to park their own cars, while the overflow is from housing two blocks away. Obviously San Rafael is a good place for more housing and i would think a place closer to the freeway like Marin Square could be used for extra units of housing. I also would personally like to build an accessory unit in my front yard for a student, teacher, medical professional, at affordable rate. It would be nice to have a department in Marin county who could help seniors like myself design,, get permits, and loans to afford to create such units. I myself was a renter in Marin for 36 years and lived in in-law apartments. I found it much more private and a win/win solution for the owner, typically older retired person, and myself as young professional. I was excited about an organization called Lily Pads and attended a meeting but found out later the owner was no longer providing services. So this would be a great thing to promote. Thank you for including us in your work. Hope we can have more affordable housing, while preserving the safety of our neighborhoods.	Email					X			X							X	
R10 - 200 San Pedro Road (Santa Venetia)	I served on the Santa Venetia Community Plan (SVCP) Committee for almost 10 years, including working with County Staff the last 4 years, until its final adoption in 2017. This process included a thorough survey of our neighbors who commented on every empty parcel and open space for future development (and in fact Godbe told us the response was overwhelming with a higher than normal percentage of participation). Our SVCP Committee Members represented every corner of Santa Venetia. We held community meetings (that were well-attended) so all residents had a chance to voice their opinions and ideas. No one knows Santa Venetia better than Santa Venetians. The plan was supposed to cover everything of interest to ensure a diverse, family-oriented, and happy community for years to come. Adding 442 units is simply untenable for a small, working-class hamlet such as Santa Venetia. The last two open spaces (two ball fields) are slated for high density housing. This is totally uncharacteristic of the surrounding neighbors who live in small, single- family housing. In the February 15th Housing Element Zoom call, with County Staff and Contractors from... who knows where?, we were informed that our Community Plan would need to be updated. Who would do this work? When and how soon would these updates happen? How can the County randomly update our Community Plans that we spent so many resources on. SB-9 and SB-10 are a complete contradiction to our Community Plan that we dedicated years of work and volunteer hours to finally see its adoption. These past summers, we've stayed inside due to smoke and/or triple-digit weather. We used a bucket from our shower to water our indoor and deck plants while our yard withered and died due to restrictions and requirements in place from Marin Water. We worked out evacuation routes to alert residents to escape danger due to our one road in and out of Santa Venetia. I heard chain saws, chippers, and weed whackers almost every day, regardless of the high, fire-danger days. This is due to San Rafael Fire Department notifications and requirements. Also, there is currently a plan in place for creekside residents to have their wooden levees raised two feet to protect the sinking, below-sea-level homes in the flood zone (Zone 7), due to Sea Level Rise. The CDA is currently working on a "Safety Overlay Map" to be completed after the Housing Element site are chosen. Isn't this a case of "putting the cart before the horse"? Due to the location of Santa Venetia, nestled before the ripe, fire-prone area of San Pedro Ridge and the rising Las Gallinas Creek, doesn't this deserve a second look and/or consideration of the over-inflated number of units allotted to our small hamlet. When talking to my neighbors, the 422 units sounds so incredulous, they find it impossible to believe. As a volunteer, seasoned Land Use Member, I can't say I blame them. It's mind-boggling. Please reconsider Santa Venetia's allotted housing site numbers.	Email									X			X	X			
R10 - 200 San Pedro Road (Santa Venetia)	I will reiterate the comments I made at the February 15 Housing Element meeting... I've lived in SV for over 30 years. I've served on the Santa Venetia Neighborhood Association Board of Directors for almost 30 years. Through our neighborhood association, The Santa Venetia Neighborhood Association (SVNA), we try to get the word out so that our residents are aware of upcoming projects and opportunity to comment. We've heard from Santa Venetia residents that they want to protect our quality of life. We are already concerned about the constant fire danger, flooding, Sea Level Rise, ingress and egress, and unsafe evacuation routes. Climate change is a huge concern for us and as well, we have run out of water in Marin County and are under strict mandates, so I can't understand how adding more and more housing units will help. And to restate, 422 units in SV is an increase of almost 25% of the 1,700-1,800 units we currently had, at last count. It's a very shocking number of additional units for us. I grew up in San Rafael. I hate what they've done to the City and have been constantly disappointed with the building choices and what they have given up. I don't want to see that happening in Santa Venetia – more congestion and loss of our green spaces. Affordable housing sounds great on paper, but we never seem to get that promise fulfilled. I've followed projects in San Rafael and for almost every project, the promise is a huge amount of housing with a small portion designated affordable and then after the project passes through the hurdles, the affordable-housing number is adjusted... always downward. I remember previously rules were passed to keep up with the demand of affordable housing, but the goalposts seem to constantly change and that number is lowered. What is the promise that won't happen with this process? Also, I heard them say at that meeting, they were giving schools and churches more flexibility by allowing them to build on parking lots? If that is the case, where will people park? They've already lowered the parking needed for new building in our communities. We already have overblown congestion, car-to-car parking along the road, and lots of red curbs. The idea of reducing parking requirements for new units AND building on parking required for old units is frightening. And finally, I realize this mandate for housing comes from the state. I believe we (my neighbors) are all on the same page when I ask that you push-back against these mandates. These are not only unrealistic for Santa Venetia but for all of Marin, the wonderful county I grew up in.	Email									X	X	X		X	X		X

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R10 - 200 San Pedro Road (Santa Venetia)	Re: Marin County Housing and Safety Elements Update, 2023 – 2031. The Santa Venetia Neighborhood Association (SVNA) is an organization representing the interests of 1,700 – 1,800 households (4,474 residents per the 2019 census figures) who live in Santa Venetia. As an organization, we are dedicated to the enhancement and preservation of the character and quality of life of the Santa Venetia neighborhood. We do our best to represent our community and have an established reputation to be a voice for proper development. And in accordance with our mission statement, we, the Board Members of the SVNA, feel compelled to comment on this issue. We want to ensure that the Marin County Board of Supervisors receives an accurate impression from our community regarding the updated Housing Element and are writing today to summarize feedback we have heard from many of our members. Many residents of Santa Venetia, including members of the SVNA, attended the February 15 Zoom meeting where consultants representing the interests of the housing element initiative presented online tools for community feedback. We find these tools inadequate; rather than serving as an open platform for the BOS to receive realistic community input, they seem designed to provide information to housing element staff as to where to add more housing. The Housing Element recommends 422 additional units for Santa Venetia. There are currently fewer than 1,800 residences in Santa Venetia, so this represents an increase of approximately 25%— far more growth than the neighborhood has seen for at least two decades. This mandate seems utterly siloed from the worsening reality of global warming and climate change, (the existence of which was recognized both in the Countywide Plan and by the Marin County Civil Grand Jury) which is leading to catastrophic weather events such as fires and flooding. The upland parts of Santa Venetia not directly threatened by flooding are part of the Wildland Urban Interface (WUI) and are subject to year-round fire danger. Like all of Marin, we are constrained by drought, and our water supply comes from tanks that are sited in the WUI. We are actively working actively to protect our homes; parts of Santa Venetia are now Firesafe Marin neighborhoods. Road access to Santa Venetia is highly constricted; we have daily traffic congestion that affects both egress and ingress. The remaining undeveloped parts of Santa Venetia include unstable hillsides that recently led to multiple landslides onto our roadway. All of the issues mentioned above are familiar to the Marin County BOS. They are also the same reasons that Santa Venetia has not experienced anything close to 25% growth in decades. There is no way to grow by 25% using market-rate housing on undeveloped parcels without compromising our safety. The Housing Element directly suggests that our personal safety, including safety from climate events, fire, and safe water supply, is secondary to their objectives of housing growth. One type of growth we believe is needed in Marin County is true low-income housing. By this we mean the type of housing that our current typical Santa Venetia resident could afford. We also support the right of residents to add accessory dwelling units (ADU) to their homes. However, it was clear that the Housing Element does not include plans for significant numbers of low-income housing. Instead, it promotes “market rate” housing, which we know means homes that will sell for millions of dollars each. We are effectively being asked to endanger ourselves to serve the interests of developers to sell multi-million- dollar homes to elite buyers from outside of the region. To paraphrase one of our SVNA members, “The County’s first responsibility is for the health and safety of the existing residents of our neighborhood.” We ask you to consider this as you move forward. If the intent of the Housing Element is to bypass CEQA process, as alluded to in the Zoom meeting on Feb. 15th, the existence of culturally sensitive resources, including shell mounds in Oxford Valley, still cannot be ignored. Damaging cultural resources of native peoples in order to comply with Housing Element goals would be inconsistent with Marin County values and our historical respect for our earliest Santa Venetia natives. Oxford Valley, the site of known shell mounds, has been designated for 45 “above moderate income” units. Other areas of Santa Venetia may not yet have been properly surveyed for these resources, and bypassing CEQA would also eliminate their protection. These are just a few of the concerns that we have. The SVNA has encouraged our members to send comment letters as well, citing their concerns about this update. Please include those concerns as concerns of the SVNA	Email					X				X	X		X	X		X	
R13 - 26600 State Route 1 (Tomaes)	I would like to suggest an alternative site to the one listed on the east side of Hwy 1 and 1st Street in Tomaes. After living in Tomaes very close to 30 years, I feel the intersection there is already quite impacted due to school traffic approaching both elementary and high school, the district office traffic, our downtown businesses Including bakery, deli, and general store and much weekend tourist traffic mistaking their way to Dillon Beach. I feel one or more of the sites at old high school, or further north of “hub” of town would be more suitable and would not add to the current congestion.	Email				X												
R15 -12785 Sir Francis Drake Boulevard (Inverness)	The proposed development and locations designated for housing in unincorporated West Marin is ill-conceived and inappropriate. This appears to be a numbers game on the part of the County and outside, contracted MIG development agency. The plan lacks consideration for or understanding of natural resources, environmental hazards and the existing community. Communities around Tomales Bay are watershed areas with drainage into the vulnerable bay, creeks and streams, the salt marshes and wildlife habitats. The site near Vladimir’s restaurant, across from Dixon Marine, is directly across from Tomales Bay and almost at sea level. This area and the road can flood during a high tide or heavy rain, draining pollution into the bay. Also the proposed building would affect the small downtown of Inverness. West Marin is served by narrow, curving, two lane access roads. For Inverness there is only one road, in or out, a problem during flooding, fires, landslides and general overcrowding on weekends and holidays. These roads frequently need repair when lanes crumble into a creek, hillside or the bay. No freeways please, as was proposed in the 60s. I have lived in Inverness since the 70s. As a single working mother, a teacher, I raised my daughter in Inverness. Over the years I have seen families and friends move away as rentals, cottages and small units were converted to more lucrative Airbnbs and second homes. There are 4 houses around me with 2 units in each. Two are completely unoccupied. Two are rarely used by their absentee owners, leaving each second unit vacant. There are many houses like this in Inverness and far too many BnBs and other short term rentals. An absentee owner might purchase a house, spend an exorbitant amount of money improving it for short term rental or investment. Possible housing is currently available. West Marin already has serious problems related to climate change, as well as overcrowding, road congestion air and noise pollution from cars, sewage and, most obviously, water. Inverness is served by water storage tanks and is already predicted by IPUD to be more of a problem this year than last. Reservoirs dry up and water pipes only move water from one drought ridden area to another. Any development is a threat to our limited water supply. The arbitrary number of proposed building in these unincorporated areas of West Marin ignores the environment, nature and roads. The plan is insensitive to the existing communities and the influence of inappropriate, even hazardous, building.	Email				X					X	X		X	X			

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R18 - 375 Shoreline Highway (Tamalpais)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X			X		X	X	X	X	X	X		
R18 - 375 Shoreline Highway (Tamalpais)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X			X		X	X	X	X	X	X		

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R18 - 375 Shoreline Highway (Tamalpais)	(Comment edited for length) The Tam Design Review Board is charged with focusing on and supporting the provisions of the Tamalpais Area Community Plan (TACP). In addition to laying out a description of the appropriate character of the community, this plan clearly sets forth constraints specifying that environmental hazards must be taken into account in the site selection process. Indeed, this is also crucial for the viability of the adoption of the Housing Element itself. According to step #7 of the Housing Element's Site Identification Process: "Provide in the analysis a general description of any known environmental or other features (e.g., presence of floodplains, protected wetlands, oak tree preserves, very high fire hazard severity zones) that have the potential to impact the development viability of the identified sites..." p. 10. The TACP "places a strong emphasis on protecting the public safety and preserving the natural resources of the community, while still permitting individual property owners to realize reasonable development potentials" (pg. I-3). This balance is more critical today than it was in 1992 when the plan was written, with the risk of chronic flooding, impending sea level rise, and fire in the wildland-urban interface presenting an ever- greater peril to our neighborhoods. Tam Valley, Almonte, Homestead Valley, and Muir Woods Park are already viable and diverse neighborhoods, containing a range of housing from high-end single family residences to affordable apartments. Maintaining this diversity has long been a goal of the community, as expressed in Section I-C of the TACP. Added mixed use development in the Tam Junction area could, with proper planning and infrastructure update, provide needed housing which would have a minimal negative impact and enhance the community. The Housing Element should take a closer look at the potential for rezoning to achieve its goals. For those of lesser wealth to have access to the amenities available in the Tam Area, in particular good schools and proximity to jobs and open space, is a noble and important goal. There are a series of recent State laws that are aimed at helping to solve the housing crisis in California. Unfortunately, in its search for a solution to this crisis the legislature has crafted programs that offer density, height, and FAR incentives to housing developers in return for a very small number of "affordable" units without any appropriations for much needed transportation and infrastructure. There are likely to be many unintended consequences of these housing mandates which will be left to cities and counties to deal with. The most critical of these possible outcomes as they relate to the Tam area is the risk of fire and flooding and the already constricted evacuation routes in the face of such emergencies. Shoreline Highway in Tam Valley is where most of the proposed housing sites for our area lie. It is not hard to imagine the combination of a wildfire threat and high tide event occurring simultaneously, which would bring the evacuation of our entire area to a complete standstill and result in property damage and human fatalities. We further note that steadily increasing traffic impacts on Shoreline Highway from tourism continue to aggravate all these challenging conditions. While we applaud the careful consideration of available sites by MIG, as community volunteers appointed to research and uphold the values of the Tam Plan, we cannot in good conscience support the choice of the sites within our area without: 1) A detailed study of future traffic and its impacts on evacuation through Tam Junction and the Highway 101 on-ramp; 2) A careful analysis of the impact of new, medium or high-density housing on the Bothin Marsh and the risks of chronic flooding; 3) Development of a plan for Highway 1 at Manzanita and along Shoreline Highway to accommodate imminent sea level rise; and 4) Assurances that, if there is no way to avoid selecting housing sites in the Tam Plan area for development, the resulting housing will be protected from speculative investors and the potential to remove these future developments from the long-term rental market. The Tamalpais Area is so vulnerable to climate change disasters that, frankly, unless the housing built has a direct impact on resolving the housing crisis and addressing those most in need, new development will only intensify the crises of both climate risks and affordability. We understand the mandates from the State require you to make some challenging choices in selecting housing sites. In addition to placing questions of safety and environmental stewardship at the top of your agenda, we would like to suggest that you include in the current update of the Countywide Plan some further policies that will help guide County planning in the face of both State mandates and, if and when these mandates are modified, the undesirable results that might emerge. Please see the attached detailed list of policies	Email (See Email Comments Received.PDF, pp. 228-231)				X					X	X		X			X	
R18 - 375 Shoreline Highway (Tamalpais)	ATTACHMENT from Tam Design Review Board: Suggested Additional Policies to be Included in the Housing Element: 1. Wildfire Risk: Use mathematical modeling to investigate and predict wildfire risk. Prohibit the building of housing (even ADUs) in fire critical areas. 2. Flood Risk: Prohibit new housing in areas at risk of flooding from storm surge or sea level rise. 3. Bothin Marsh: Require all new development adjacent to Bothin Marsh to supplement and follow the policies that are designed to preserve the marsh. Given the County's recent efforts to restore and preserve the marsh, it makes no sense to select a site adjacent to the marsh for any form of dense development. 4. Evacuations: Require that new housing development along Shoreline Highway trigger a study and redesign of the traffic patterns to ensure that any new housing development in that area will not worsen traffic or increase the threat to life safety during an evacuation. Any assessment of traffic impacts of emergency evacuation should include new housing developments in the City of Mill Valley, as Shoreline Highway is the only exit should East Blithedale become blocked. 5. Short Term Rentals: Eliminate short-term rentals completely, or allow only on-site, owner-occupied properties to have short-term rentals. If someone does not live on-site, then the property is arguably an investment property only, and any claim of the need for that short-term rental income can be disregarded. This would enable ADUs to be counted toward the Housing Element numbers (see item #10). 6. Vacancies: Create a County mandated vacancy tax (as San Francisco is presently considering) to create disincentives for leaving housing units empty. Exemptions could be made for work from home or dwellings under a certain square footage if the homeowner works from home or needs the space for their own dwelling use. This has been documented to establish new housing units and therefore could be counted toward the housing numbers. 7. Speculative Investment: Eliminate corporate ownership of housing of up to 4 units. This will stop speculative over-bidding of properties (which drives up housing costs) and land banking (which is performed to drive up the value for the investors.) This is crucial for market rate units that do not have controls over ownership. If dwelling units are constructed and snatched up by corporate investors, the goal of increasing availability will not be achieved. If the housing crisis is still occurring after another eight years, the next round of RHNA numbers will be even higher, and even more density will be demanded. 8. Promote Affordability: Require that all lot splits and ADUs rent at affordable rates. This would enable ADUs to be counted toward the Housing Element numbers that are required for affordable units, which are the most difficult to achieve (see item #10). The Planning Department should not look at undersized parcels as a hardship that allows for an exemption to exceed the FAR. Instead, it should be taken as a limitation on the lot that will provide a smaller home, which will ultimately result in a diverse range of housing options and levels of affordability. 9. Conversions: Provide incentives to preserve the existing stock of affordable housing and/or promote the conversion of existing market rate housing to affordable housing. Tam Valley in particular has a large number of rental units which have traditionally been at the affordable end of the rental spectrum, and could readily be maintained as such with the necessary incentives. 10. Alternative Measures: Follow the Housing Element guidelines to promote and locate alternative housing sites as per recommended policies #5, 8, and 9 above. These guidelines state that acceptable dwelling unit numbers can be counted through "the availability of ADUs and JADUs for occupancy, rather than used as offices or guest houses." (p. 30) In addition: "Alternative adequate sites: Under limited circumstances, a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units that will be: substantially rehabilitated in a multifamily rental or ownership housing complex of three or more units that are converted from non-affordable to affordable rental; preserved at levels affordable to low – or very low – income households, where the local government has provided those units with committed assistance." (p. 30)	Email				X					X	X		X			X	
R18 - 375 Shoreline Highway (Tamalpais)	I am writing to endorse the attached letter from Sustainable TamAlmonte to the Marin County Board of Supervisors and Planning Commission regarding the merits of the proposed Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List. The need for housing our homeless is desperate but building residential space at Tam Junction is just NOT logical. The idea of building along Shoreline/ Highway 1 is very questionable. It is already a populated area with minimal sidewalks and access to needed resources. Thank you for your consideration of the attached letter	Email	X	X	X	X		X			X	X	X	X	X	X		

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R18 - 375 Shoreline Highway (Tamalpais)	We are writing in regard to the sites chosen for possible inclusion into county plans for housing in the Almonte/Tam Valley area of the county. Of the eight sites mentioned in your Balancing Act scenario, five are in a serious flood zone and one is located, not on, but in Richardson's Bay. Your commentary regarding the avoidance of environmental hazards has been completely ignored by whatever staff was used to choose these sites. The properties in the flood zone are 160 Shoreline, assessor's parcel # 052-041-27, 217 Shoreline, 223 Shoreline, and 204 Flamingo Rd. he site which is actually in the bay is 260 Redwood Hwy. Oddly enough, there is one property across the road from 160 Shoreline which is on solid ground. That would be the Muir Woods Lodge, a motel which actually has some open space which could be used for more housing. Why was this property ignored when lesser properties were chosen? Considering that we are familiar with the sites in the Almonte/Tam Valley area but not the rest of the county, it seems very strange that your staff has chosen properties which flood now and will continue to flood even more in the future. We wonder about your motivation in focusing on dangerous and inappropriate land. We also wonder why your staff has chosen properties which are pretty much lumped together in the same area which will further exacerbate the level F traffic problems which occur for us every day. If these sites were chosen to be close to public transportation, we would remind you that there is no viable public transportation in our area. So we would be looking forward to much more daily auto traffic. We are extremely disappointed in the Balancing Act which appears to be a distraction and of no practical value. We wonder how much time and money was wasted on promoting this ridiculous game. We also wonder how many sites in the rest of the county are totally inappropriate but are being promoted as a way to choose our fate which, as you know, is not the case. Surely, the Board of Supervisors can do better than promoting this silly distraction rather than facing what is a serious problem for the future well being of Marin County.	Email				X		X			X							
R18 - 375 Shoreline Highway (Tamalpais)	We oppose new housing in the areas mentioned in Tam Junction due to flooding and traffic and possible fires, can't get out of here now. Tell Scott Wiener and his friends to move on.	Email				X					X			X				
R18 - 375 Shoreline Highway (Tamalpais)	Yesterday afternoon, I had the pleasure of speaking with Ms. Clark about the wisdom (actually, the lack of it) in the choice of potential sites around Tam Junction. Last night, I participated in the "roadshow" and, as a result, I am asking for your help in following up on one matter. During the presentation by Jose Rodriguez, he mentioned that one of the "Guiding Principles" for the BOS is the consideration of "environmental hazards". It doesn't take long to recognize the hazards of sea level rise, a long history of flooding and traffic in our neighborhood, among others. But, in addition, Mr. Rodriguez made an interesting rejoinder to a question about whether certain sites can be included in this study if such sites have been previously reviewed and rejected. He was not too clear but he suggested that the State of California has some "requirements" if a previously rejected site is again brought up for analysis. I asked him to specify (1) which of the four Tam Valley sites have already been considered and rejected, and (2) what are the state's requirements (if any)--that are different or additional--that would apply to such sites. He did not have the information available to answer either question and it didn't appear to me that there would be much of an effort to research those questions and disseminate the answers. Hence, this email. Do you know the answers? If not, would you please put in motion an effort to discover the answers? It may not be dispositive, but then again, it may be important.	Email				X					X	X						
R19 - Tennessee Valley Road (Tamalpais)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways:. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X		X		X	X	X	X	X	X	X		

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R19 - Tennessee Valley Road (Tamalpais)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X			X		X	X	X	X	X	X		
R19 - Tennessee Valley Road (Tamalpais)	(Comment edited for length) The Tam Design Review Board is charged with focusing on and supporting the provisions of the Tamalpais Area Community Plan (TACP). In addition to laying out a description of the appropriate character of the community, this plan clearly sets forth constraints specifying that environmental hazards must be taken into account in the site selection process. Indeed, this is also crucial for the viability of the adoption of the Housing Element itself. According to step #7 of the Housing Element's Site Identification Process: "Provide in the analysis a general description of any known environmental or other features (e.g., presence of floodplains, protected wetlands, oak tree preserves, very high fire hazard severity zones) that have the potential to impact the development viability of the identified sites..." p. 10. The TACP "places a strong emphasis on protecting the public safety and preserving the natural resources of the community, while still permitting individual property owners to realize reasonable development potentials" (pg. I-3). This balance is more critical today than it was in 1992 when the plan was written, with the risk of chronic flooding, impending sea level rise, and fire in the wildland-urban interface presenting an ever- greater peril to our neighborhoods. Tam Valley, Almonte, Homestead Valley, and Muir Woods Park are already viable and diverse neighborhoods, containing a range of housing from high-end single family residences to affordable apartments. Maintaining this diversity has long been a goal of the community, as expressed in Section I-C of the TACP. Added mixed use development in the Tam Junction area could, with proper planning and infrastructure update, provide needed housing which would have a minimal negative impact and enhance the community. The Housing Element should take a closer look at the potential for rezoning to achieve its goals. For those of lesser wealth to have access to the amenities available in the Tam Area, in particular good schools and proximity to jobs and open space, is a noble and important goal. There are a series of recent State laws that are aimed at helping to solve the housing crisis in California. Unfortunately, in its search for a solution to this crisis the legislature has crafted programs that offer density, height, and FAR incentives to housing developers in return for a very small number of "affordable" units without any appropriations for much needed transportation and infrastructure. There are likely to be many unintended consequences of these housing mandates which will be left to cities and counties to deal with. The most critical of these possible outcomes as they relate to the Tam area is the risk of fire and flooding and the already constricted evacuation routes in the face of such emergencies. Shoreline Highway in Tam Valley is where most of the proposed housing sites for our area lie. It is not hard to imagine the combination of a wildfire threat and high tide event occurring simultaneously, which would bring the evacuation of our entire area to a complete standstill and result in property damage and human fatalities. We further note that steadily increasing traffic impacts on Shoreline Highway from tourism continue to aggravate all these challenging conditions. While we applaud the careful consideration of available sites by MIG, as community volunteers appointed to research and uphold the values of the Tam Plan, we cannot in good conscience support the choice of the sites within our area without: 1) A detailed study of future traffic and its impacts on evacuation through Tam Junction and the Highway 101 on-ramp; 2) A careful analysis of the impact of new, medium or high-density housing on the Bothin Marsh and the risks of chronic flooding; 3) Development of a plan for Highway 1 at Manzanita and along Shoreline Highway to accommodate imminent sea level rise; and 4) Assurances that, if there is no way to avoid selecting housing sites in the Tam Plan area for development, the resulting housing will be protected from speculative investors and the potential to remove these future developments from the long-term rental market. The Tamalpais Area is so vulnerable to climate change disasters that, frankly, unless the housing built has a direct impact on resolving the housing crisis and addressing those most in need, new development will only intensify the crises of both climate risks and affordability. We understand the mandates from the State require you to make some challenging choices in selecting housing sites. In addition to placing questions of safety and environmental stewardship at the top of your agenda, we would like to suggest that you include in the current update of the Countywide Plan some further policies that will help guide County planning in the face of both State mandates and, if and when these mandates are modified, the undesirable results that might emerge. Please see the attached detailed list of policies	Email (See Email Comments Received.PDF, pp. 228-231)				X					X	X		X			X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R19 - Tennessee Valley Road (Tamalpais)	ATTACHMENT from Tam Design Review Board: Suggested Additional Policies to be Included in the Housing Element: 1. Wildfire Risk: Use mathematical modeling to investigate and predict wildfire risk. Prohibit the building of housing (even ADUs) in fire critical areas. 2. Flood Risk: Prohibit new housing in areas at risk of flooding from storm surge or sea level rise. 3. Bothin Marsh: Require all new development adjacent to Bothin Marsh to supplement and follow the policies that are designed to preserve the marsh. Given the County's recent efforts to restore and preserve the marsh, it makes no sense to select a site adjacent to the marsh for any form of dense development. 4. Evacuations: Require that new housing development along Shoreline Highway trigger a study and redesign of the traffic patterns to ensure that any new housing development in that area will not worsen traffic or increase the threat to life safety during an evacuation. Any assessment of traffic impacts of emergency evacuation should include new housing developments in the City of Mill Valley, as Shoreline Highway is the only exit should East Blithedale become blocked. 5. Short Term Rentals: Eliminate short-term rentals completely, or allow only on-site, owner-occupied properties to have short-term rentals. If someone does not live on-site, then the property is arguably an investment property only, and any claim of the need for that short-term rental income can be disregarded. This would enable ADUs to be counted toward the Housing Element numbers (see item #10). 6. Vacancies: Create a County mandated vacancy tax (as San Francisco is presently considering) to create disincentives for leaving housing units empty. Exemptions could be made for work from home or dwellings under a certain square footage if the homeowner works from home or needs the space for their own dwelling use. This has been documented to establish new housing units and therefore could be counted toward the housing numbers. 7. Speculative Investment: Eliminate corporate ownership of housing of up to 4 units. This will stop speculative over-bidding of properties (which drives up housing costs) and land banking (which is performed to drive up the value for the investors.) This is crucial for market rate units that do not have controls over ownership. If dwelling units are constructed and snatched up by corporate investors, the goal of increasing availability will not be achieved. If the housing crisis is still occurring after another eight years, the next round of RHNA numbers will be even higher, and even more density will be demanded. 8. Promote Affordability: Require that all lot splits and ADUs rent at affordable rates. This would enable ADUs to be counted toward the Housing Element numbers that are required for affordable units, which are the most difficult to achieve (see item #10). The Planning Department should not look at undersized parcels as a hardship that allows for an exemption to exceed the FAR. Instead, it should be taken as a limitation on the lot that will provide a smaller home, which will ultimately result in a diverse range of housing options and levels of affordability. 9. Conversions: Provide incentives to preserve the existing stock of affordable housing and/or promote the conversion of existing market rate housing to affordable housing. Tam Valley in particular has a large number of rental units which have traditionally been at the affordable end of the rental spectrum, and could readily be maintained as such with the necessary incentives. 10. Alternative Measures: Follow the Housing Element guidelines to promote and locate alternative housing sites as per recommended policies #5, 8, and 9 above. These guidelines state that acceptable dwelling unit numbers can be counted through "the availability of ADUs and JADUs for occupancy, rather than used as offices or guest houses." (p. 30) In addition: "Alternative adequate sites: Under limited circumstances, a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units that will be: substantially rehabilitated in a multifamily rental or ownership housing complex of three or more units that are converted from non-affordable to affordable rental; preserved at levels affordable to low – or very low – income households, where the local government has provided those units with committed assistance." (p. 30)	Email					X					X	X		X		X	
R19 - Tennessee Valley Road (Tamalpais)	I am writing to endorse the attached letter from Sustainable TamAlmonte to the Marin County Board of Supervisors and Planning Commission regarding the merits of the proposed Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List. The need for housing our homeless is desperate but building residential space at Tam Junction is just NOT logical. The idea of building along Shoreline/ Highway 1 is very questionable. It is already a populated area with minimal sidewalks and access to needed resources. Thank you for your consideration of the attached letter	Email	X	X	X	X		X		X	X	X	X	X	X	X		
R19 - Tennessee Valley Road (Tamalpais)	We oppose new housing in the areas mentioned in Tam Junction due to flooding and traffic and possible fires, can't get out of here now. Tell Scott Wiener and his friends to move on.	Email				X					X			X				
R19 - Tennessee Valley Road (Tamalpais)	Yesterday afternoon, I had the pleasure of speaking with Ms. Clark about the wisdom (actually, the lack of it) in the choice of potential sites around Tam Junction. Last night, I participated in the "roadshow" and, as a result, I am asking for your help in following up on one matter. During the presentation by Jose Rodriguez, he mentioned that one of the "Guiding Principles" for the BOS is the consideration of "environmental hazards". It doesn't take long to recognize the hazards of sea level rise, a long history of flooding and traffic in our neighborhood, among others. But, in addition, Mr. Rodriguez made an interesting rejoinder to a question about whether certain sites can be included in this study if such sites have been previously reviewed and rejected. He was not too clear but he suggested that the State of California has some "requirements" if a previously rejected site is again brought up for analysis. I asked him to specify (1) which of the four Tam Valley sites have already been considered and rejected, and (2) what are the state's requirements (if any)--that are different or additional--that would apply to such sites. He did not have the information available to answer either question and it didn't appear to me that there would be much of an effort to research those questions and disseminate the answers. Hence, this email. Do you know the answers? If not, would you please put in motion an effort to discover the answers? It may not be dispositive, but then again, it may be important.	Email				X					X	X						
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	I am writing to request that Strawberry site R2 be removed from potential sites for high density housing. This site is not appropriate for high density housing. The Eagle Rock neighborhood already has traffic problems, and adding units will exacerbate those issues. This particular site is in an inaccessible extreme slope. Adding high density housing to this site will also destroy the family neighborhood surrounded by open space. Please consider repurposing more urban locations instead of paving over natural landscape.	Email				X						X						
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	I live on Eagle Rock Rd. It is already congested. Traffic conditions on Tiburon Blvd at most times make it difficult to enter the Eagle Rock area. At the proposed location there is a 4 way intersection, providing access to a gas station, a multi tenant commercial building, access to N. Knoll with section 8 housing (which is very busy) and the residents and providers to my neighbors and me. The proposed site is on a steep hillside making it difficult to build. There is a bus stop at the base where N. Knoll empties onto Tiburon Blvd. This may be good for your concerns, but every day there are cars parked on lower Eagle Rock Rd. using free parking to access the bus service, many use it for longer term parking when traveling out of the area. Building more units on your proposed site will increase street parking. It always does. Your proposal will increase foot traffic crossing 4 lane Tiburon Blvd. We see pedestrians, daily, risking their lives crossing to go to Strawberry Shopping Center. Sure, there is a pedestrian crossing lane, but with the traffic they are not always visible to drivers. It's a scary operation trying to cross. The traffic entering onto Tiburon Blvd. from Hwy 101 is already congested. Then add the traffic coming up from Strawberry Shopping Center. Certain times of the day you already have to wait for more than one light to get through. It seems that California fire seasons are getting longer and more intense. We could have a real discussion on that, but that is the reality today. We are located down hill from large open spaces. Our evacuation points are in Strawberry and with massive traffic also evacuating from points toward Tiburon, it could be a real disaster. Development on this plot is not a good idea.	Email				X	X		X			X		X				
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	Please start paying attention to the organizing activities of NIMBY -- Marin Against Density an anti-housing group because they are already fighting future development. . 47 N Knoll Road where Kruger Pines Retirement home in Strawberry is located is about in the middle of this NOT COUNTY MAINTAINED Road. The part closest to where Eagle Roc and Bay Vista is in the 20s and the part closest to 70 N Knoll Road where the vacant lot is, is at the other side and Kruger Pines is in the middle. If this gets the green light for development then trucks for construction will be really destroying the road and it will take several years to get things completed too so please work on getting this road designation changed into county maintained road as part of the approval of the land development and have the whole road redone /paved when the development is completed. . I would love to see another senior/disabled housing development be built on this land along with workforce housing for teachers and first responders too. It would be wonderful to have this parcel developed to house more seniors born 1946-1964 and to have N Knoll Road become MAINTAINED as a county maintained road too because of all the potholes that are in the road now. I would like to submit this email letter to show my support for 70 N Knoll Road to be developed into affordable housing in the extremely low income, very low income, range of seniors 62+ who are falling into homelessness all the time now with greater frequency due to how low their social security is compared to what the rental rates are in Marin County. The teachers and first responders need housing too so please build housing for them also. 70 N Knoll Rd, Mill Valley, CA 94941 Zillow: The vacant lot last sold on 2016-10-18 for \$11,60000, with a recorded lot size of 6.12 acres	Email															X	X

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	So evidently this vacant lot is being considered for building housing and NIMBY is already out against it ! Please start paying attention to the organizing activities of NIMBY -- Marin Against Density an anti-housing group because they are already fighting future development. .47 N Knoll Road where Kruger Pines Retirement home in Strawberry is located is about in the middle of this NOT COUNTY MAINTAINED Road. The part closest to where Eagle Roc and Bay Vista is in the 20s and the part closest to 70 N Knoll Road where the vacant lot is, is at the other side and Kruger Pines is in the middle. If this gets the green light for development then trucks for construction will be really destroying the road and it will take several years to get things completed too so please work on getting this road designation changed into county maintained road as part of the approval of the land development and have the whole road redone /paved when the development is completed. . I would love to see another senior/disabled housing development be built on this land along with workforce housing for teachers and first responders too. It would be wonderful to have this parcel developed to house more seniors born 1946-1964 and to have N Knoll Road become MAINTAINED as a county maintained road too because of all the potholes that are in the road now. I would like to submit this email letter to show my support for 70 N Knoll Road to be developed into affordable housing in the extremely low income, very low income, range of seniors 62+ who are falling into homelessness all the time now with greater frequency due to how low their social security is compared to what the rental rates are in Marin County. The teachers and first responders need housing too so please build housing for them also. 70 N Knoll Rd, Mill Valley, CA 94941 Zillow: The vacant lot last sold on 2016-10-18 for \$11,60000, with a recorded lot size of 6.12 acres	Email															X	X
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	The access to the Eagle Rock Road area is already very difficult. The narrow street, especially on the lower exit side, is concerning should there be more development in the area. All it takes is one truck to completely block the exit path from this area. I am already concerned about getting out safely should a fire happen in this area which has high fire potential. With the steep hill median strip (that is constantly slipping in rain storms) there is nowhere to widen the road. These steep hillsides are not a good location for additional housing, especially multi-tenant housing. The current traffic backing up at the Tiburon Blvd/Blithedale exit is already a problem. Additional traffic at this location is not a good idea. Please remove sites R2 and R7.	Email				X				X				X				
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	The access to the Eagle Rock Road area is already very difficult. The narrow street, especially on the lower exit side, is concerning should there be more development in the area. All it takes is one truck to completely block the exit path from this area. I am already concerned about getting out safely should a fire happen in this area which has high fire potential. With the steep hill median strip (that is constantly slipping in rain storms) there is nowhere to widen the road. These steep hillsides are not a good location for additional housing, especially multi-tenant housing. The current traffic backing up at the Tiburon Blvd/Blithedale exit is already a problem. Additional traffic at this location is not a good idea. Please remove sites R2 and R7.	Email				X				X				X				
R20 - 260 Redwood Highway Frontage Road (Almonte)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service -- LOS "F" Of Local Roadways:. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X		X		X	X	X	X	X	X			

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R20 - 260 Redwood Highway Frontage Road (Almonte)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways:. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X			X		X	X	X	X	X	X		
R20 - 260 Redwood Highway Frontage Road (Almonte)	(Comment edited for length) The Tam Design Review Board is charged with focusing on and supporting the provisions of the Tamalpais Area Community Plan (TACP). In addition to laying out a description of the appropriate character of the community, this plan clearly sets forth constraints specifying that environmental hazards must be taken into account in the site selection process. Indeed, this is also crucial for the viability of the adoption of the Housing Element itself. According to step #7 of the Housing Element's Site Identification Process: "Provide in the analysis a general description of any known environmental or other features (e.g., presence of floodplains, protected wetlands, oak tree preserves, very high fire hazard severity zones) that have the potential to impact the development viability of the identified sites..." p. 10. The TACP "places a strong emphasis on protecting the public safety and preserving the natural resources of the community, while still permitting individual property owners to realize reasonable development potentials" (pg. I-3). This balance is more critical today than it was in 1992 when the plan was written, with the risk of chronic flooding, impending sea level rise, and fire in the wildland-urban interface presenting an ever- greater peril to our neighborhoods. Tam Valley, Almonte, Homestead Valley, and Muir Woods Park are already viable and diverse neighborhoods, containing a range of housing from high-end single family residences to affordable apartments. Maintaining this diversity has long been a goal of the community, as expressed in Section I-C of the TACP. Added mixed use development in the Tam Junction area could, with proper planning and infrastructure update, provide needed housing which would have a minimal negative impact and enhance the community. The Housing Element should take a closer look at the potential for rezoning to achieve its goals. For those of lesser wealth to have access to the amenities available in the Tam Area, in particular good schools and proximity to jobs and open space, is a noble and important goal. There are a series of recent State laws that are aimed at helping to solve the housing crisis in California. Unfortunately, in its search for a solution to this crisis the legislature has crafted programs that offer density, height, and FAR incentives to housing developers in return for a very small number of "affordable" units without any appropriations for much needed transportation and infrastructure. There are likely to be many unintended consequences of these housing mandates which will be left to cities and counties to deal with. The most critical of these possible outcomes as they relate to the Tam area is the risk of fire and flooding and the already constricted evacuation routes in the face of such emergencies. Shoreline Highway in Tam Valley is where most of the proposed housing sites for our area lie. It is not hard to imagine the combination of a wildfire threat and high tide event occurring simultaneously, which would bring the evacuation of our entire area to a complete standstill and result in property damage and human fatalities. We further note that steadily increasing traffic impacts on Shoreline Highway from tourism continue to aggravate all these challenging conditions. While we applaud the careful consideration of available sites by MIG, as community volunteers appointed to research and uphold the values of the Tam Plan, we cannot in good conscience support the choice of the sites within our area without: 1) A detailed study of future traffic and its impacts on evacuation through Tam Junction and the Highway 101 on-ramp; 2) A careful analysis of the impact of new, medium or high-density housing on the Bothin Marsh and the risks of chronic flooding; 3) Development of a plan for Highway 1 at Manzanita and along Shoreline Highway to accommodate imminent sea level rise; and 4) Assurances that, if there is no way to avoid selecting housing sites in the Tam Plan area for development, the resulting housing will be protected from speculative investors and the potential to remove these future developments from the long-term rental market. The Tamalpais Area is so vulnerable to climate change disasters that, frankly, unless the housing built has a direct impact on resolving the housing crisis and addressing those most in need, new development will only intensify the crises of both climate risks and affordability. We understand the mandates from the State require you to make some challenging choices in selecting housing sites. In addition to placing questions of safety and environmental stewardship at the top of your agenda, we would like to suggest that you include in the current update of the Countywide Plan some further policies that will help guide County planning in the face of both State mandates and, if and when these mandates are modified, the undesirable results that might emerge. Please see the attached detailed list of policies	Email (See Email Comments Received.PDF, pp. 228-231)				X					X	X		X			X	
R20 - 260 Redwood Highway Frontage Road (Almonte)	As a concerned Mill Valley resident, I am writing to endorse TamAlmonte's letter to you re. the merits of Tam Valley, Almonte, & Manzanita Draft Candidate Housing Sites. Please think very carefully about sites, due to concerns about flooding, traffic and at times extreme fore danger with needed evacuation routes.	Email				X					X			X				
R20 - 260 Redwood Highway Frontage Road (Almonte)	As a concerned Mill Valley resident, I am writing to endorse TamAlmonte's letter to you re. the merits of Tam Valley, Almonte, & Manzanita Draft Candidate Housing Sites. Please think very carefully about sites, due to concerns about flooding, traffic and at times extreme fore danger with needed evacuation routes.	Email				X					X			X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R20 - 260 Redwood Highway Frontage Road (Almonte)	ATTACHMENT from Tam Design Review Board: Suggested Additional Policies to be Included in the Housing Element: 1. Wildfire Risk: Use mathematical modeling to investigate and predict wildfire risk. Prohibit the building of housing (even ADUs) in fire critical areas. 2. Flood Risk: Prohibit new housing in areas at risk of flooding from storm surge or sea level rise. 3. Bothin Marsh: Require all new development adjacent to Bothin Marsh to supplement and follow the policies that are designed to preserve the marsh. Given the County's recent efforts to restore and preserve the marsh, it makes no sense to select a site adjacent to the marsh for any form of dense development. 4. Evacuations: Require that new housing development along Shoreline Highway trigger a study and redesign of the traffic patterns to ensure that any new housing development in that area will not worsen traffic or increase the threat to life safety during an evacuation. Any assessment of traffic impacts of emergency evacuation should include new housing developments in the City of Mill Valley, as Shoreline Highway is the only exit should East Blithedale become blocked. 5. Short Term Rentals: Eliminate short-term rentals completely, or allow only on-site, owner-occupied properties to have short-term rentals. If someone does not live on-site, then the property is arguably an investment property only, and any claim of the need for that short-term rental income can be disregarded. This would enable ADUs to be counted toward the Housing Element numbers (see item #10). 6. Vacancies: Create a County mandated vacancy tax (as San Francisco is presently considering) to create disincentives for leaving housing units empty. Exemptions could be made for work from home or dwellings under a certain square footage if the homeowner works from home or needs the space for their own dwelling use. This has been documented to establish new housing units and therefore could be counted toward the housing numbers. 7. Speculative Investment: Eliminate corporate ownership of housing of up to 4 units. This will stop speculative over-bidding of properties (which drives up housing costs) and land banking (which is performed to drive up the value for the investors.) This is crucial for market rate units that do not have controls over ownership. If dwelling units are constructed and snatched up by corporate investors, the goal of increasing availability will not be achieved. If the housing crisis is still occurring after another eight years, the next round of RHNA numbers will be even higher, and even more density will be demanded. 8. Promote Affordability: Require that all lot splits and ADUs rent at affordable rates. This would enable ADUs to be counted toward the Housing Element numbers that are required for affordable units, which are the most difficult to achieve (see item #10). The Planning Department should not look at undersized parcels as a hardship that allows for an exemption to exceed the FAR. Instead, it should be taken as a limitation on the lot that will provide a smaller home, which will ultimately result in a diverse range of housing options and levels of affordability. 9. Conversions: Provide incentives to preserve the existing stock of affordable housing and/or promote the conversion of existing market rate housing to affordable housing. Tam Valley in particular has a large number of rental units which have traditionally been at the affordable end of the rental spectrum, and could readily be maintained as such with the necessary incentives. 10. Alternative Measures: Follow the Housing Element guidelines to promote and locate alternative housing sites as per recommended policies #5, 8, and 9 above. These guidelines state that acceptable dwelling unit numbers can be counted through "the availability of ADUs and JADUs for occupancy, rather than used as offices or guest houses." (p. 30) In addition: "Alternative adequate sites: Under limited circumstances, a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units that will be: substantially rehabilitated in a multifamily rental or ownership housing complex of three or more units that are converted from non-affordable to affordable rental; preserved at levels affordable to low – or very low – income households, where the local government has provided those units with committed assistance." (p. 30)	Email					X					X	X		X		X	
R20 - 260 Redwood Highway Frontage Road (Almonte)	ATTACHMENT from Tam Design Review Board: Suggested Additional Policies to be Included in the Housing Element: 1. Wildfire Risk: Use mathematical modeling to investigate and predict wildfire risk. Prohibit the building of housing (even ADUs) in fire critical areas. 2. Flood Risk: Prohibit new housing in areas at risk of flooding from storm surge or sea level rise. 3. Bothin Marsh: Require all new development adjacent to Bothin Marsh to supplement and follow the policies that are designed to preserve the marsh. Given the County's recent efforts to restore and preserve the marsh, it makes no sense to select a site adjacent to the marsh for any form of dense development. 4. Evacuations: Require that new housing development along Shoreline Highway trigger a study and redesign of the traffic patterns to ensure that any new housing development in that area will not worsen traffic or increase the threat to life safety during an evacuation. Any assessment of traffic impacts of emergency evacuation should include new housing developments in the City of Mill Valley, as Shoreline Highway is the only exit should East Blithedale become blocked. 5. Short Term Rentals: Eliminate short-term rentals completely, or allow only on-site, owner-occupied properties to have short-term rentals. If someone does not live on-site, then the property is arguably an investment property only, and any claim of the need for that short-term rental income can be disregarded. This would enable ADUs to be counted toward the Housing Element numbers (see item #10). 6. Vacancies: Create a County mandated vacancy tax (as San Francisco is presently considering) to create disincentives for leaving housing units empty. Exemptions could be made for work from home or dwellings under a certain square footage if the homeowner works from home or needs the space for their own dwelling use. This has been documented to establish new housing units and therefore could be counted toward the housing numbers. 7. Speculative Investment: Eliminate corporate ownership of housing of up to 4 units. This will stop speculative over-bidding of properties (which drives up housing costs) and land banking (which is performed to drive up the value for the investors.) This is crucial for market rate units that do not have controls over ownership. If dwelling units are constructed and snatched up by corporate investors, the goal of increasing availability will not be achieved. If the housing crisis is still occurring after another eight years, the next round of RHNA numbers will be even higher, and even more density will be demanded. 8. Promote Affordability: Require that all lot splits and ADUs rent at affordable rates. This would enable ADUs to be counted toward the Housing Element numbers that are required for affordable units, which are the most difficult to achieve (see item #10). The Planning Department should not look at undersized parcels as a hardship that allows for an exemption to exceed the FAR. Instead, it should be taken as a limitation on the lot that will provide a smaller home, which will ultimately result in a diverse range of housing options and levels of affordability. 9. Conversions: Provide incentives to preserve the existing stock of affordable housing and/or promote the conversion of existing market rate housing to affordable housing. Tam Valley in particular has a large number of rental units which have traditionally been at the affordable end of the rental spectrum, and could readily be maintained as such with the necessary incentives. 10. Alternative Measures: Follow the Housing Element guidelines to promote and locate alternative housing sites as per recommended policies #5, 8, and 9 above. These guidelines state that acceptable dwelling unit numbers can be counted through "the availability of ADUs and JADUs for occupancy, rather than used as offices or guest houses." (p. 30) In addition: "Alternative adequate sites: Under limited circumstances, a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units that will be: substantially rehabilitated in a multifamily rental or ownership housing complex of three or more units that are converted from non-affordable to affordable rental; preserved at levels affordable to low – or very low – income households, where the local government has provided those units with committed assistance." (p. 30)	Email					X					X	X		X		X	
R20 - 260 Redwood Highway Frontage Road (Almonte)	I am writing to endorse the attached letter from Sustainable TamAlmonte to the Marin County Board of Supervisors and Planning Commission regarding the merits of the proposed Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List. The need for housing our homeless is desperate but building residential space at Tam Junction is just NOT logical. The idea of building along Shoreline/ Highway 1 is very questionable. It is already a populated area with minimal sidewalks and access to needed resources. Thank you for your consideration of the attached letter	Email	X	X	X	X		X		X	X	X	X	X	X	X		
R20 - 260 Redwood Highway Frontage Road (Almonte)	The information lists only 1 Parcel, which is wrong - there are 3. It lists only 36 possible Housing units, which is wrong - it should be 36 units for Workforce or Senior units and 73 Hotel rooms, which is what the Tam Valley community Plan calls for on the larger Parcel. This site is located in the Manzanita area, not Almonte.	Email	X														X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R21 - 204 Flamingo Road (Tamalpais)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X			X		X	X	X	X	X	X		
R21 - 204 Flamingo Road (Tamalpais)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X			X		X	X	X	X	X	X		

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R21 - 204 Flamingo Road (Tamalpais)	(Comment edited for length) The Tam Design Review Board is charged with focusing on and supporting the provisions of the Tamalpais Area Community Plan (TACP). In addition to laying out a description of the appropriate character of the community, this plan clearly sets forth constraints specifying that environmental hazards must be taken into account in the site selection process. Indeed, this is also crucial for the viability of the adoption of the Housing Element itself. According to step #7 of the Housing Element's Site Identification Process: "Provide in the analysis a general description of any known environmental or other features (e.g., presence of floodplains, protected wetlands, oak tree preserves, very high fire hazard severity zones) that have the potential to impact the development viability of the identified sites..." p. 10. The TACP "places a strong emphasis on protecting the public safety and preserving the natural resources of the community, while still permitting individual property owners to realize reasonable development potentials" (pg. I-3). This balance is more critical today than it was in 1992 when the plan was written, with the risk of chronic flooding, impending sea level rise, and fire in the wildland-urban interface presenting an ever-greater peril to our neighborhoods. Tam Valley, Almonte, Homestead Valley, and Muir Woods Park are already viable and diverse neighborhoods, containing a range of housing from high-end single family residences to affordable apartments. Maintaining this diversity has long been a goal of the community, as expressed in Section I-C of the TACP. Added mixed use development in the Tam Junction area could, with proper planning and infrastructure update, provide needed housing which would have a minimal negative impact and enhance the community. The Housing Element should take a closer look at the potential for rezoning to achieve its goals. For those of lesser wealth to have access to the amenities available in the Tam Area, in particular good schools and proximity to jobs and open space, is a noble and important goal. There are a series of recent State laws that are aimed at helping to solve the housing crisis in California. Unfortunately, in its search for a solution to this crisis the legislature has crafted programs that offer density, height, and FAR incentives to housing developers in return for a very small number of "affordable" units without any appropriations for much needed transportation and infrastructure. There are likely to be many unintended consequences of these housing mandates which will be left to cities and counties to deal with. The most critical of these possible outcomes as they relate to the Tam area is the risk of fire and flooding and the already constricted evacuation routes in the face of such emergencies. Shoreline Highway in Tam Valley is where most of the proposed housing sites for our area lie. It is not hard to imagine the combination of a wildfire threat and high tide event occurring simultaneously, which would bring the evacuation of our entire area to a complete standstill and result in property damage and human fatalities. We further note that steadily increasing traffic impacts on Shoreline Highway from tourism continue to aggravate all these challenging conditions. While we applaud the careful consideration of available sites by MIG, as community volunteers appointed to research and uphold the values of the Tam Plan, we cannot in good conscience support the choice of the sites within our area without: 1) A detailed study of future traffic and its impacts on evacuation through Tam Junction and the Highway 101 on-ramp; 2) A careful analysis of the impact of new, medium or high-density housing on the Bothin Marsh and the risks of chronic flooding; 3) Development of a plan for Highway 1 at Manzanita and along Shoreline Highway to accommodate imminent sea level rise; and 4) Assurances that, if there is no way to avoid selecting housing sites in the Tam Plan area for development, the resulting housing will be protected from speculative investors and the potential to remove these future developments from the long-term rental market. The Tamalpais Area is so vulnerable to climate change disasters that, frankly, unless the housing built has a direct impact on resolving the housing crisis and addressing those most in need, new development will only intensify the crises of both climate risks and affordability. We understand the mandates from the State require you to make some challenging choices in selecting housing sites. In addition to placing questions of safety and environmental stewardship at the top of your agenda, we would like to suggest that you include in the current update of the Countywide Plan some further policies that will help guide County planning in the face of both State mandates and, if and when these mandates are modified, the undesirable results that might emerge. Please see the attached detailed list of policies	Email (See Email Comments Received.PDF, pp. 228-231)					X					X	X		X			X
R21 - 204 Flamingo Road (Tamalpais)	I am writing to endorse the attached letter from Sustainable TamAlmonte to the Marin County Board of Supervisors and Planning Commission regarding the merits of the proposed Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List. The need for housing our homeless is desperate but building residential space at Tam Junction is just NOT logical. The idea of building along Shoreline/ Highway 1 is very questionable. It is already a populated area with minimal sidewalks and access to needed resources. Thank you for your consideration of the attached letter	Email	X	X	X	X		X		X	X	X	X	X	X	X		
R21 - 204 Flamingo Road (Tamalpais)	We are writing in regard to the sites chosen for possible inclusion into county plans for housing in the Almonte/Tam Valley area of the county. Of the eight sites mentioned in your Balancing Act scenario, five are in a serious flood zone and one is located, not on, but in Richardson's Bay. Your commentary regarding the avoidance of environmental hazards has been completely ignored by whatever staff was used to choose these sites. The properties in the flood zone are 160 Shoreline, assessor's parcel # 052-041-27, 217 Shoreline, 223 Shoreline, and 204 Flamingo Rd. the site which is actually in the bay is 260 Redwood Hwy. Oddly enough, there is one property across the road from 160 Shoreline which is on solid ground. That would be the Muir Woods Lodge, a motel which actually has some open space which could be used for more housing. Why was this property ignored when lesser properties were chosen? Considering that we are familiar with the sites in the Almonte/Tam Valley area but not the rest of the county, it seems very strange that your staff has chosen properties which flood now and will continue to flood even more in the future. We wonder about your motivation in focusing on dangerous and inappropriate land. We also wonder why your staff has chosen properties which are pretty much lumped together in the same area which will further exacerbate the level F traffic problems which occur for us every day. If these sites were chosen to be close to public transportation, we would remind you that there is no viable public transportation in our area. So we would be looking forward to much more daily auto traffic. We are extremely disappointed in the Balancing Act which appears to be a distraction and of no practical value. We wonder how much time and money was wasted on promoting this ridiculous game. We also wonder how many sites in the rest of the county are totally inappropriate but are being promoted as a way to choose our fate which, as you know, is not the case. Surely, the Board of Supervisors can do better than promoting this silly distraction rather than facing what is a serious problem for the future well being of Marin County.	Email				X		X			X							
R21 - 204 Flamingo Road (Tamalpais)	We oppose new housing in the areas mentioned in Tam Junction due to flooding and traffic and possible fires, can't get out of here now. Tell Scott Wiener and his friends to move on.	Email				X					X			X				
R21 - 204 Flamingo Road (Tamalpais)	Yesterday afternoon, I had the pleasure of speaking with Ms. Clark about the wisdom (actually, the lack of it) in the choice of potential sites around Tam Junction. Last night, I participated in the "roadshow" and, as a result, I am asking for your help in following up on one matter. During the presentation by Jose Rodriguez, he mentioned that one of the "Guiding Principles" for the BOS is the consideration of "environmental hazards". It doesn't take long to recognize the hazards of sea level rise, a long history of flooding and traffic in our neighborhood, among others. But, in addition, Mr. Rodriguez made an interesting rejoinder to a question about whether certain sites can be included in this study if such sites have been previously reviewed and rejected. He was not too clear but he suggested that the State of California has some "requirements" if a previously rejected site is again brought up for analysis. I asked him to specify (1) which of the four Tam Valley sites have already been considered and rejected, and (2) what are the state's requirements (if any)--that are different or additional--that would apply to such sites. He did not have the information available to answer either question and it didn't appear to me that there would be much of an effort to research those questions and disseminate the answers. Hence, this email. Do you know the answers? If not, would you please put in motion an effort to discover the answers? It may not be dispositive, but then again, it may be important.	Email				X					X	X						
R3 - 275 Olive Avenue (Blackpoint)	I wanted to share concerns about a proposed housing element on the corner of Olive avenue and Atherton (275 Olive Ave, currently a nursery). That site is a wet meadow and not an appropriate building location for a development of 50 homes. It is already subject to frequent flooding, is essentially sitting on top of a wetland nature preserve, and is basically at sea level. If you walk out there today, it is mostly under water. The inevitable sea level rise that will impact that spot makes it, and any other sites at that elevation, inappropriate for further development. Is it alright to ask why this parcel is being considered when these conditions are well known?	Email	X							X	X	X						
R3 - 275 Olive Avenue (Blackpoint)	The consideration of this site (275 Olive Avenue) raises a concern that other similarly inappropriate sites may also be up for consideration in other parts of Marin. Would it be possible to get a list of any sites that are within 500 feet of a wetland? I studied wetland habitat restoration planning in graduate school, and was under the impression that CEQA/CWA sect 404 prevented projects from being built on top of or close to wetlands.	Email										X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R5 - 299 Olive Avenue (Blackpoint)	I am just finding out about the rezoning proposal along the Atherton corridor in Novato, and since I missed the meeting, I am writing to express my deepest concern as well as how much I am against this proposal. I live at the end of Olive Avenue, close to Atherton Ave, and have for almost 40 years. I have watched the impact just a few additional homes have had in this area. I am tremendously concerned about the wildlife, and how this proposal would jeopardize their well being. It would greatly impact their ability to access food and water. More homes means more traffic, which means more animals in danger of being struck by cars. There is already too much traffic for this corridor, and I am referring to Olive Avenue as well as Atherton Avenue. These areas cannot handle more housing! Please reconsider this proposal and keep the wildlife and our open spaces preserved.	Email				X				X		X						
R5 - 299 Olive Avenue (Blackpoint)	I am writing to express my opinion on the potential construction of hundreds of new housing units along the Atherton Avenue corridor to meet the county's state-mandated housing quotas. I urge you to redirect new high-density housing to more appropriate areas with better access and infrastructure and with less adverse impacts on wildlife and existing residents: It is not sensible to add large new sources of traffic congestion directly onto Atherton Avenue, the only conduit for evacuation from surrounding neighborhoods during fire emergencies. The proposed development will impact a rich and diverse wildlife population in the area, beyond just the destruction of habitat in the footprints of new construction. Increases in road traffic, noise, and other human activity will invariably take a toll. Foxes, opossums, and raccoons regularly transit my yard at night (I live off of Atherton Ave) and the semi-rural neighborhood environment also supports deer, wild turkeys, hawks, quail, squirrels, owls, turkey vultures and other animals. These populations are assets to the natural environment of Marin County and are all sensitive to human encroachment. The potential housing development is grossly uncharacteristic of the adjacent neighborhoods in terms of density and appearance. The proposed housing locations do not have walk-to shopping and other services, which I believe should be a top priority for siting new high-density housing. The Atherton corridor is a narrow strip with very limited road access: One way in from the west; one way in from the east, and one secondary access (Olive Ave) from the south. This situation is a natural consequence of the geographic boundaries along the corridor. Loading up this narrow space with more traffic, more parking needs, more water requirements, and more sewer infrastructure – when other options exist – does not make sense.	Email		X	X	X				X		X		X	X			
R7 - Eagle Rock Road (Strawberry)	I live on Eagle Rock Rd. It is already congested. Traffic conditions on Tiburon Blvd at most times make it difficult to enter the Eagle Rock area. At the proposed location there is a 4 way intersection, providing access to a gas station, a multi tenant commercial building, access to N. Knoll with section 8 housing (which is very busy) and the residents and providers to my neighbors and me. The proposed site is on a steep hillside making it difficult to build. There is a bus stop at the base where N. Knoll empties onto Tiburon Blvd. This may be good for your concerns, but every day there are cars parked on lower Eagle Rock Rd. using free parking to access the bus service, many use it for longer term parking when traveling out of the area. Building more units on your proposed site will increase street parking. It always does. Your proposal will increase foot traffic crossing 4 lane Tiburon Blvd. We see pedestrians, daily, risking their lives crossing to go to Strawberry Shopping Center. Sure, there is a pedestrian crossing lane, but with the traffic they are not always visible to drivers. It's a scary operation trying to cross. The traffic entering onto Tiburon Blvd. from Hwy 101 is already congested. Then add the traffic coming up from Strawberry Shopping Center. Certain times of the day you already have to wait for more than one light to get through. It seems that California fire seasons are getting longer and more intense. We could have a real discussion on that, but that is the reality today. We are located down hill from large open spaces. Our evacuation points are in Strawberry and with massive traffic also evacuating from points toward Tiburon, it could be a real disaster. Development on this plot is not a good idea.	Email				X	X		X			X		X				
R7 - Eagle Rock Road (Strawberry)	The access to the Eagle Rock Road area is already very difficult. The narrow street, especially on the lower exit side, is concerning should there be more development in the area. All it takes is one truck to completely block the exit path from this area. I am already concerned about getting out safely should a fire happen in this area which has high fire potential. With the steep hill median strip (that is constantly slipping in rain storms) there is nowhere to widen the road. These steep hillsides are not a good location for additional housing, especially multi-tenant housing. The current traffic backing up at the Tiburon Blvd/Blithedale exit is already a problem. Additional traffic at this location is not a good idea. Please remove sites R2 and R7.	Email				X				X				X				
R7 - Eagle Rock Road (Strawberry)	The access to the Eagle Rock Road area is already very difficult. The narrow street, especially on the lower exit side, is concerning should there be more development in the area. All it takes is one truck to completely block the exit path from this area. We are already concerned about getting out safely should a fire happen in this area which has high fire potential. With the steep hill median strip (that is constantly slipping in rain storms) there is nowhere to widen the road. These steep hillsides are not a good location for additional housing, especially multi-tenant housing. The current traffic backing up at the Tiburon Blvd/Blithedale exit is already a problem. Additional traffic at this location is not a good idea. Please remove sites R2 and R7.	Email				X				X				X				
San Geronimo	(Comment edited for length) attended the Wednesday evening presentation last week dealing with the State mandate for increasing housing in Marin. Clearly, you have been given a difficult task. Your introduction of the Guiding Principles and "explore strategies" was well done and appreciated. You answered most questions very well. Regrettably, time constraints didn't allow for in-depth responses and discussion. In every case, yours was the final comment and you, of necessity, moved on . . . I also wish there had been more time for comments. It was kind of you to stay later. That was appreciated and beneficial but some of us couldn't stay because we had another meeting to attend following your scheduled presentation. I have lived in the San Geronimo Valley (Lagunitas) for 60+ years. I was one of the leaders in the five year effort (1972 -77) to create a Community Plan that would preserve the Valley's rural character and natural resources and continue to be active. I was disappointed that so few homeowners from the Valley attended your presentation. Despite the county's efforts, I'm convinced that many Valley residents simply don't know about the current Plan and would be shocked to learn about it and its impact. We can rectify this problem. I request that you hold a meeting at the Lagunitas School multi-purpose room and make a presentation, with maps, and get one on one feedback from San Geronimo Valley residents and groups regarding recommendations and alternatives. In addition: I support the need for affordable housing in the San Geronimo Valley particularly for those with less than a moderate income. I support community involvement studying the issue of what, where, why and how (with the Community Plan as our guide) to deal with affordable housing in our valley, before providing any sites listing. Presbyterian Church - I cannot support the numbers proposed until I learn how much and where their property is located. Leelee and Staff: - The SGV Community Plan (CP) was developed by the Valley community over a five year period (1972 - 1977) with the help of CDA staff and adopted by the Board of Supervisors in 1977. Sections were updated in 1982. I was the CP Committee Chair for the Planning Group when we did a major/complete update in 1997. The Plans major goals have never changed -- keep the Valley rural and protect its natural resources! - See the CP pages IV-12: "Tamalpais Union High School Dist. The community would like to see this parcel remain in agricultural use." Many years ago, the Tam School Dist. needed funds and were considering selling the three undeveloped school properties they owned. They appointed a School Property Study Committee to make a recommendation composed of Kate Blickhahn - Drake High School administrator, Dale Elliott, a Forest Knolls resident and myself. The school board accepted our recommendation. They sold two school properties located in the eastern urbanized corridor and kept the Valley site for potential "agricultural use." I am not aware that their position has ever changed. Your job is to make recommendations to fulfill this new State imposed requirement. In that capacity, you need to be sure you are sensitive to every West Marin communities CP regarding their long held goals and objectives. Ours have been clearly stated in our CP since adoption in 1977. Any changes proposed must START with input from the community group that represent the community affected and come from the County working with that community. I am ccing Supervisor Rodoni and his aide Rhonda Kutter as I do not know if they are aware of some of the Valley's relevant history or the importance to Valley residents of preserving the "magical" view shed entry to our Valley "home." I look forward to working with Valley residents and you and your staff to protect and serve the San Geronimo Valley as we seek to implement changes	Email (See Email Comments Received.PDF, pp. 45-47)			X							X					X	
San Geronimo	Considering putting any housing on the site of the once San Geronimo golf course is wrong. It's too far out, creating more congestion on an already congested road. It also goes against the property zoning. In case of fire, ingress and egress would be even more impacted than it is now	Email				X								X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
Tam Valley / Almonte: Unknown-049-231-09-Marin Drive (3 Units)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X			X		X	X	X	X	X	X		
Tam Valley / Almonte: Shoreline Highway (12 Units)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X			X		X	X	X	X	X	X		

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
Unknown-049-231-09-Marin Drive (3 Units) (Tam Valley / Almonte)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways:. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X	X	X	X		X		X	X	X	X	X	X		
Unknown-052-041-27-Shoreline Highway (12 Units) (Tam Valley / Almonte)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways:. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X	X	X	X		X		X	X	X	X	X	X		
West Marin Coastal Area	The deadline for input is unrealistic and the tool is exceedingly difficult to use. I understand the County is under pressure to meet the State mandate, however this plan is like throwing darts at a map. It fails to address critical disaster planning in advance of determining even potential site selection. Responding to the coastal zone: I find it extremely distressing that with the impact of climate related severe fire risk, drought, resource depletion, traffic, parking, lack of sewer, emergency ingress/egress, etc., that we are considering adding increased density. The tool does not allow for pinpointing houses that sit empty, or the 600 plus vacation rentals in West Marin. I support accessibility to community based housing. If there were a severe limit placed on vacation rentals in the Coast Region, clawing back on permits/allowances, a number of livable units equal to the numbers proposed would be freed up. I have lived here for 40 plus years and have seen housing go the way of increased tourism, housing stock becoming vacation/business stock and 2nd home owners with frequently vacant homes. Until the Coastal Commission understands the risks involved to increased density and supports strict limitations to vacation units/business, the problem will persist no matter how many new units are introduced. It is unfortunate that it will likely take a fire storm / evacuation disaster to illustrate the hazards compounded by sheer numbers. My cottage on the Inverness Ridge burned in 95 and the risk then was a fraction of what it is today. Driving Sir Francis Drake on a usual busy weekend, or most days during the summer, is the equivalent of coastal gridlock. Adding more units at the bottom of White's Hill, Nicasio, Point Reyes, Olema, and Inverness is placing more people in vulnerable locations. Imagine residents trying, along with thousands of visitors, to flee during an inevitable disaster on a narrow artery. Stop vacation rentals; create incentives to convert empty living units to housing stock.	Email			X		X	X			X		X		X		X	
West Marin Coastal Area	The housing candidate sites for our Marin coastal villages are not suitable as these sites do not have jobs, public transit or community services please consider what doubling the population of these villages would mean to public safety when electricity is out our wells cannot pump water and the many propane tanks result in a hazardous mixture. Our aquifers are undoubtedly low after these droughts it will be a strain on our coastal communities to entertain a larger population many in our village are already renting their small units let's just let SB 9 do its job.	Email			X	X			X		X		X		X			

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
West Marin Coastal Area	The proposed development and locations designated for housing in unincorporated West Marin is ill-conceived and inappropriate. This appears to be a numbers game on the part of the County and outside, contracted MIG development agency. The plan lacks consideration for or understanding of natural resources, environmental hazards and the existing community. Communities around Tomales Bay are watershed areas with drainage into the vulnerable bay, creeks and streams, the salt marshes and wildlife habitats. The proposed Cottages building site is an environmental hazard to an already contaminated salt marsh and channel leading to Chicken Ranch Beach, Tomales Bay. As a result of previous inappropriate building and filling in a salt marsh, this has been an ongoing problem for many years. The site near Vladimir's restaurant, across from Dixon Marine, is directly across from Tomales Bay and almost at sea level. This area and the road can flood during a high tide or heavy rain, draining pollution into the bay. Also the proposed building would affect the small downtown of Inverness. West Marin is served by narrow, curving, two lane access roads. For Inverness there is only one road, in or out, a problem during flooding, fires, landslides and general overcrowding on weekends and holidays. These roads frequently need repair when lanes crumble into a creek, hillside or the bay. No freeways please, as was proposed in the 60s. I have lived in Inverness since the 70s. As a single working mother, a teacher, I raised my daughter in Inverness. Over the years I have seen families and friends move away as rentals, cottages and small units were converted to more lucrative Airbnbs and second homes. There are 4 houses around me with 2 units in each. Two are completely unoccupied. Two are rarely used by their absentee owners, leaving each second unit vacant. There are many houses like this in Inverness and far too many BnBs and other short term rentals. An absentee owner might purchase a house, spend an exorbitant amount of money improving it for short term rental or investment. Possible housing is currently available. West Marin already has serious problems related to climate change, as well as overcrowding, road congestion air and noise pollution from cars, sewage and, most obviously, water. Inverness is served by water storage tanks and is already predicted by IPUD to be more of a problem this year than last. Reservoirs dry up and water pipes only move water from one drought ridden area to another. Any development is a threat to our limited water supply. The arbitrary number of proposed building in these unincorporated areas of West Marin ignores the environment, nature and roads. The plan is insensitive to the existing communities and the influence of inappropriate, even hazardous, building.	Email				X					X	X		X	X			
Woodacre	There is a lot for sale as you enter Woodacre at the intersection of Park and Railroad (and an adjacent lot that is not for sale) that would be ideal for seniors with close access to post office and grocery store and bus stop.	Email															X	X