



MARIN COUNTY
COMMUNITY DEVELOPMENT AGENCY
ALEX HINDS, DIRECTOR

July 6, 2004

Marin County Planning Commission
3501 Civic Center Drive
San Rafael, California 94903

SUBJECT: Public Hearing on the Draft Marin Countywide Plan, *Built Environment* Element

Dear Planning Commission Members:

RECOMMENDATIONS:

1. Review the administrative record and conduct a public hearing
2. Continue the public hearing to Monday, July 12, 2004, at 1:00 P.M.

DISCUSSION

Background

This meeting is the fifteenth public hearing on the draft Marin Countywide Plan, and the eighth for the Built Environment Element.

Today's hearing will focus on the *Planning Areas* section of the Built Environment Element and the *Mineral Resources* section of the Natural Systems Element. Additionally, Geographic Information Systems (GIS) staff will make a brief presentation and answer questions about the capabilities of the County's GIS system as it relates to the Countywide Plan update.

Continued Discussion on Planning Areas and Land Use Maps

At last Monday's meeting the Commission discussed Planning Areas 1 (Novato) and 2 (Las Gallinas). Continued discussion of Planning Area 2, which includes the St. Vincent and Silveira properties, has been deferred to the Monday, July 12 meeting, as well as that for Planning Area 5 (Lower Ross Valley) and Planning Area 7 (West Marin). Today's discussion will concentrate on Planning Areas 3, 4, and 6, the San Rafael Basin, Upper Ross Valley, and Richardson Bay planning areas, respectively.

Planning Area 3 – San Rafael Basin

The unincorporated portion of the San Rafael Basin is relatively small, including five unincorporated pockets surrounded by the City of San Rafael. The five areas are: California Park/Lomita Park immediately west of Highway 101 on the Cal Park hill; Country Club and Bayside acres, both along Point San Pedro Road and extending up to San Pedro Ridge; the San

Rafael Rock Quarry; and a few small parcels at the upper reaches of Sun Valley. There are currently 641 housing units within the unincorporated area with a buildout projection of 1,178 units, 350 of which are assumed as part of a quarry reclamation plan. It is assumed that commercial square footage will not increase from the current 10,977 square feet. The key concern in this planning area is the rock quarry, including current operations and its ultimate fate.

Planning Area 4 – Upper Ross Valley

The Upper Ross Valley includes the incorporated communities of Ross, San Anselmo, and Fairfax, along with three unincorporated areas: Sleepy Hollow, the Mt. Tamalpais Cemetery, and unincorporated San Anselmo; the Cascade Canyon area; and west of Fairfax. There are currently 1,358 housing units within the unincorporated areas and a projected buildout of 1,612 units the difference of which is attributed to building on the relatively-few vacant lots in this area and an increased number of second units. An increase of 5,400 square feet of commercial area is assumed over the current level of 46,800 square feet from residual development potential, primarily at the Oak Manor retail center west of Fairfax.

Planning Area 6 – Richardson Bay

The Richardson Bay planning area includes the incorporated communities of Belvedere, Mill Valley, Sausalito, and Tiburon as well as the unincorporated areas of Alto, Marin City, Strawberry, the Tiburon Peninsula, and Tamalpais/Homestead Valleys, Almonte, and Muir Woods Park. There are currently 9,585 housing units in the unincorporated portions of the planning area with a projected buildout of 11,568 units. Of the nearly 2,000 additional units projected for this area, approximately 1,000 additional second units are assumed while over 300 are envisioned as part of an adaptive reuse of the Marin City and Strawberry shopping centers, with the remainder allocated to undeveloped or underdeveloped lots. An additional 250,000 square feet of commercial space is also anticipated, primarily due to underdeveloped commercial sites.

Land Use Map Changes

The Planning Areas section of the Built Environment contains a series of land use policy maps that establish land use designations for the unincorporated parcels in Marin County.

For the most part, the new maps reflect the existing adopted Countywide Plan maps, along with the correction of mapping errors.

The new maps were also updated to reflect the acquisition of lands into the Marin County Open Space District, Golden Gate National Recreation Area, Mt. Tamalpais State Park, Point Reyes National Seashore, and other local, state, and federal parks. The land use maps have been changed to show these lands as Open Space.

Other changes to the maps are a result of modifications to the descriptions of the land use designations in the Community Development section. For example, the General Commercial land use designation has been expanded to include the Retail Commercial land use designation,

which has been deleted from the Plan. The existing Residential Commercial land use designation has been renamed Neighborhood Commercial. An additional land use designation, Planned Community, has also been added to enable the planning of major reuse projects. These and other changes are all reflected on the maps.

Overview of the Mineral Resources Section

State Law requires that local agencies adopt policies to protect designated mineral resource sites from premature development. There are eight state-designated mineral resource sites in the county and another four locally permitted sites. Of the eight state-designated sites, only five have theoretical extraction potential. Of the other three, Ring Mountain is designated as a Scientific Resource Zone because of its unusual collection of geologic formations; east Burdell no longer meets the threshold requirements for significant deposits and south Burdell is within the Open Space District.

Key Trends

- Materials will likely need to be imported to support construction activity in the county
- Substantial conflicts exist with some quarry operations, including blasting and truck transportation, and adjacent residential uses

Key Implementing Programs

- Amend the Development Code to implement a Mineral Resource overlay designation to protect mineral resource sites
- Require buffers around mineral resource sites to avoid potential conflicts
- Mitigate impacts from resource extraction operations
- Enforce reclamation plan requirements

Respectfully Submitted,

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