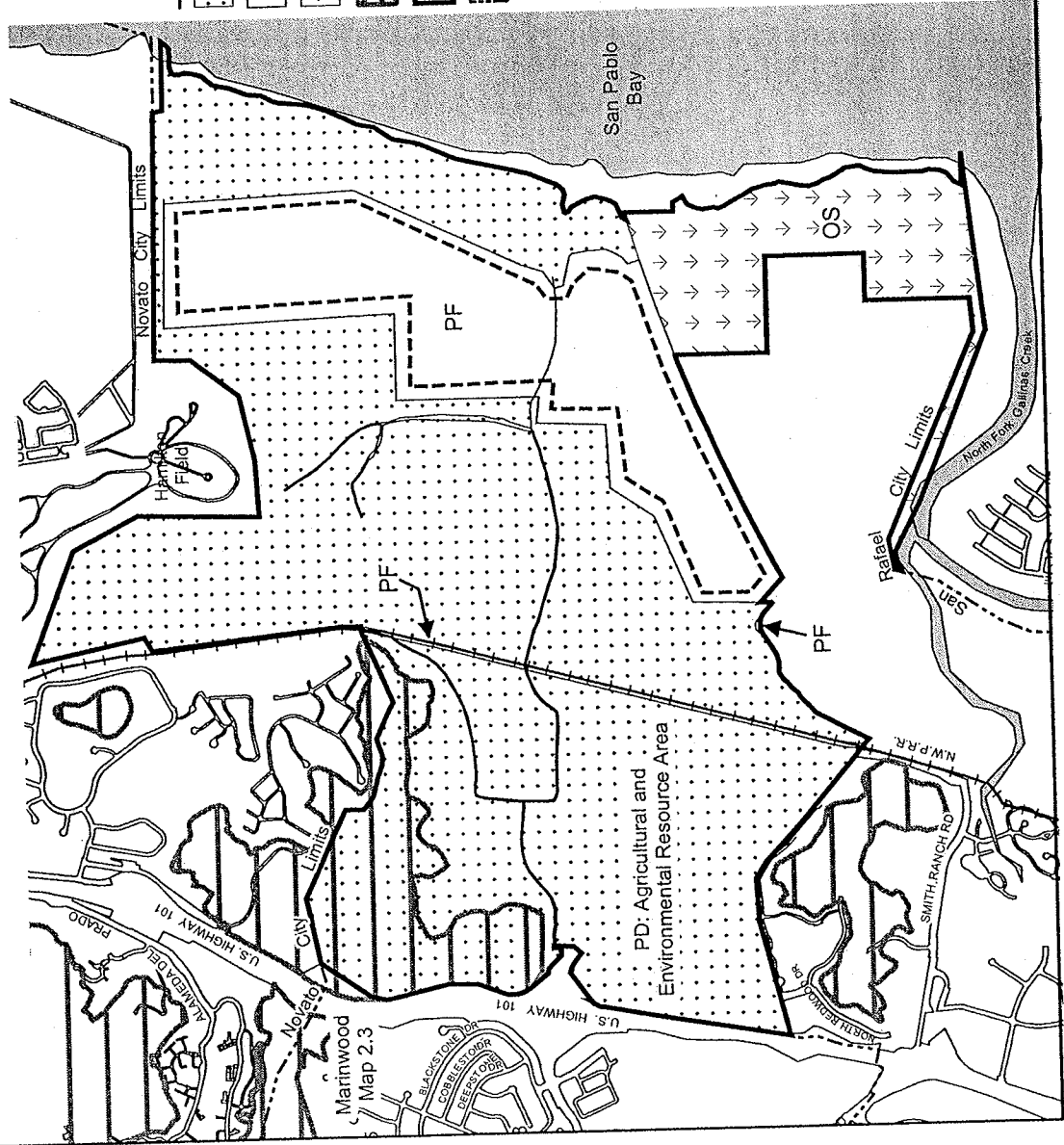


# MAP 2.4 St. Vincent's / Silveira Land Use Policy Map



## Legend

- PD Planned Designation: Agricultural and Environmental Resource Area
- PF Public Facility
- OS Open Space
- Ridge and Upland Greenbelt Areas (See Community Design Policy DES-4.1)
- Community Boundary
- City/Town Limit

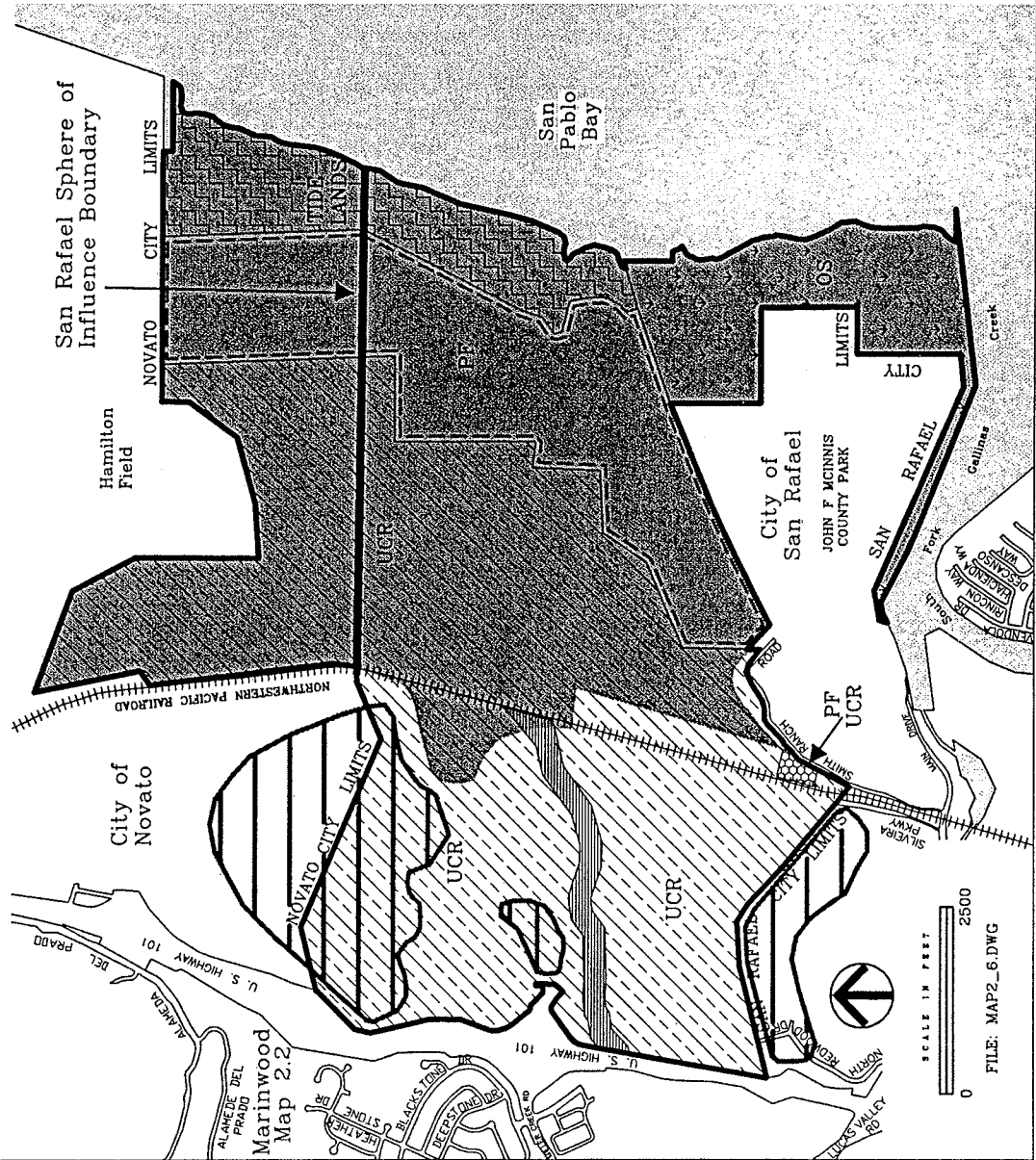


NOT TO SCALE

FILE: MAP2\_4.MXD

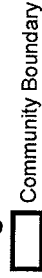
Source: Marin County Community Development Agency  
This map is representational only.  
Data are not survey accurate.

## MAP 2.6

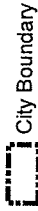


# MAP 3-34 ST. VINCENT'S/SILVEIRA ENVIRONMENTAL FEATURES

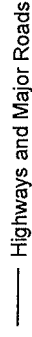
## Legend



Community Boundary

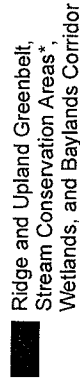


City Boundary



Highways and Major Roads

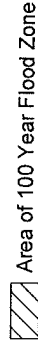
## Greenbelt Lands



Ridge and Upland Greenbelt,  
Stream Conservation Areas\*,  
Wetlands, and Baylands Corridor

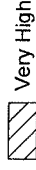


Urban-Wildland Interface Zone



Area of 100 Year Flood Zone

## Level of Liquefaction Susceptibility\*\*



Very High



High

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

\*\* Areas with Moderate, Low and Very Low Liquefaction Susceptibility as not shown. Please, refer to Map 2.11 for locations of these areas.

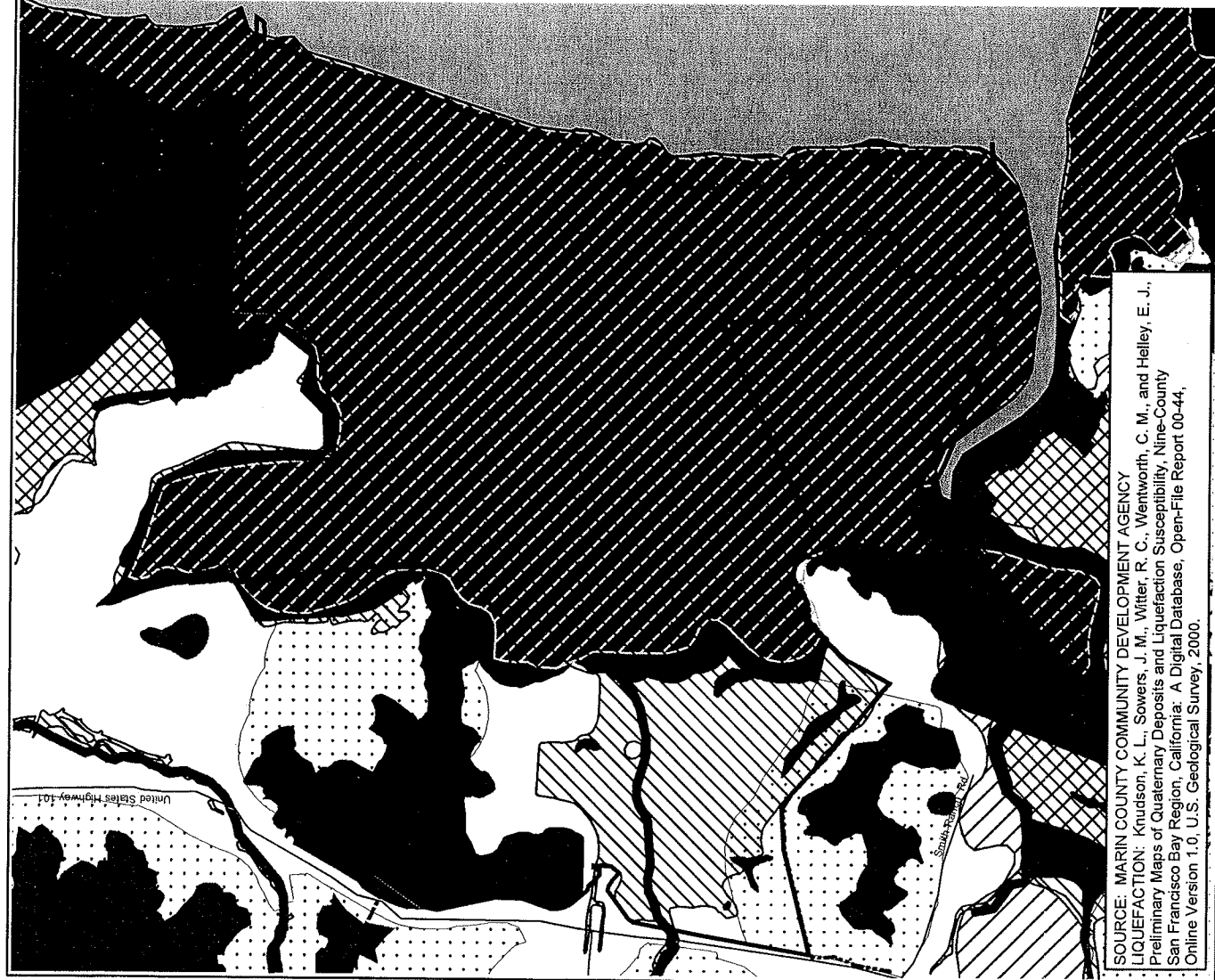


THIS MAP WAS DEVELOPED FOR GENERAL PLAN PURPOSES.  
THE COUNTY OF MARIN IS NOT RESPONSIBLE OR LIABLE FOR  
USE OF THIS MAP BEYOND ITS INTENDED PURPOSE.

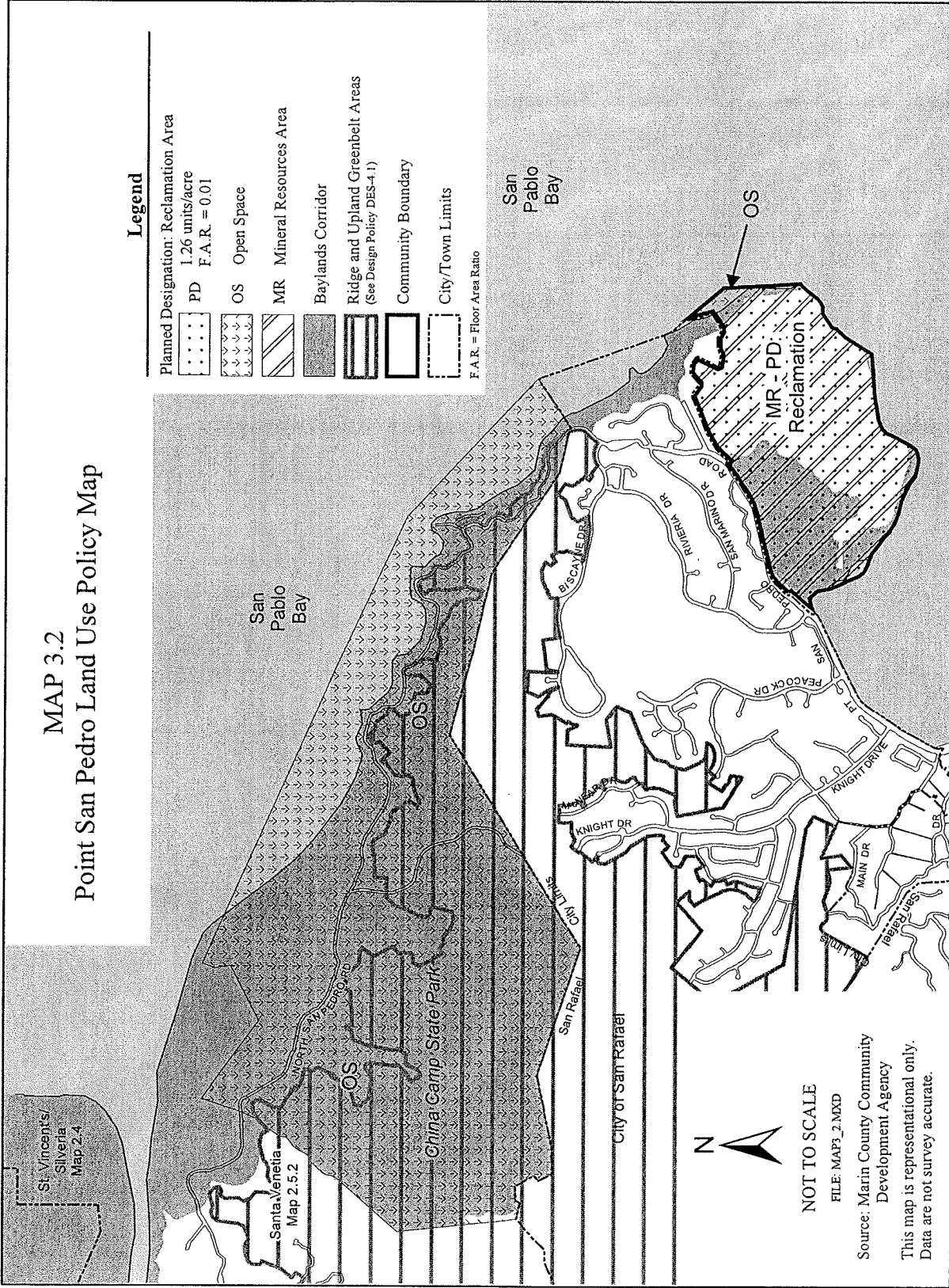
Date: July 15, 2005

File: Map3\_34\_SNVfeatures.mxd

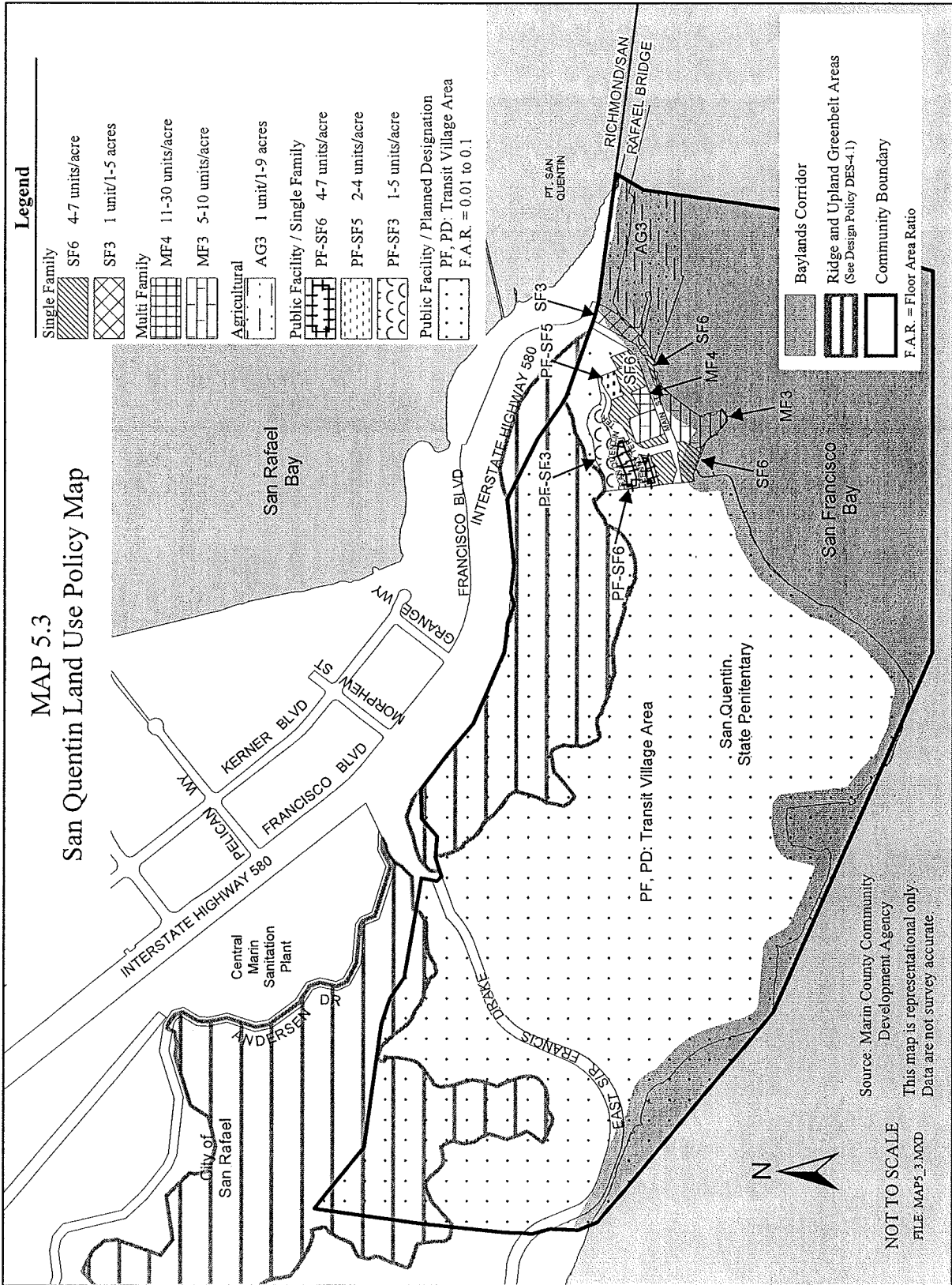
SOURCE: MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY  
LIQUEFACTION: Knudson, K. L., Sowers, J. M., Witter, R. C., Wentworth, C. M., and Helley, E. J.,  
Preliminary Maps of Quaternary Deposits and Liquefaction Susceptibility, Nine-County  
San Francisco Bay Region, California: A Digital Database, Open-File Report 00-44,  
Online Version 1.0, U.S. Geological Survey, 2000.

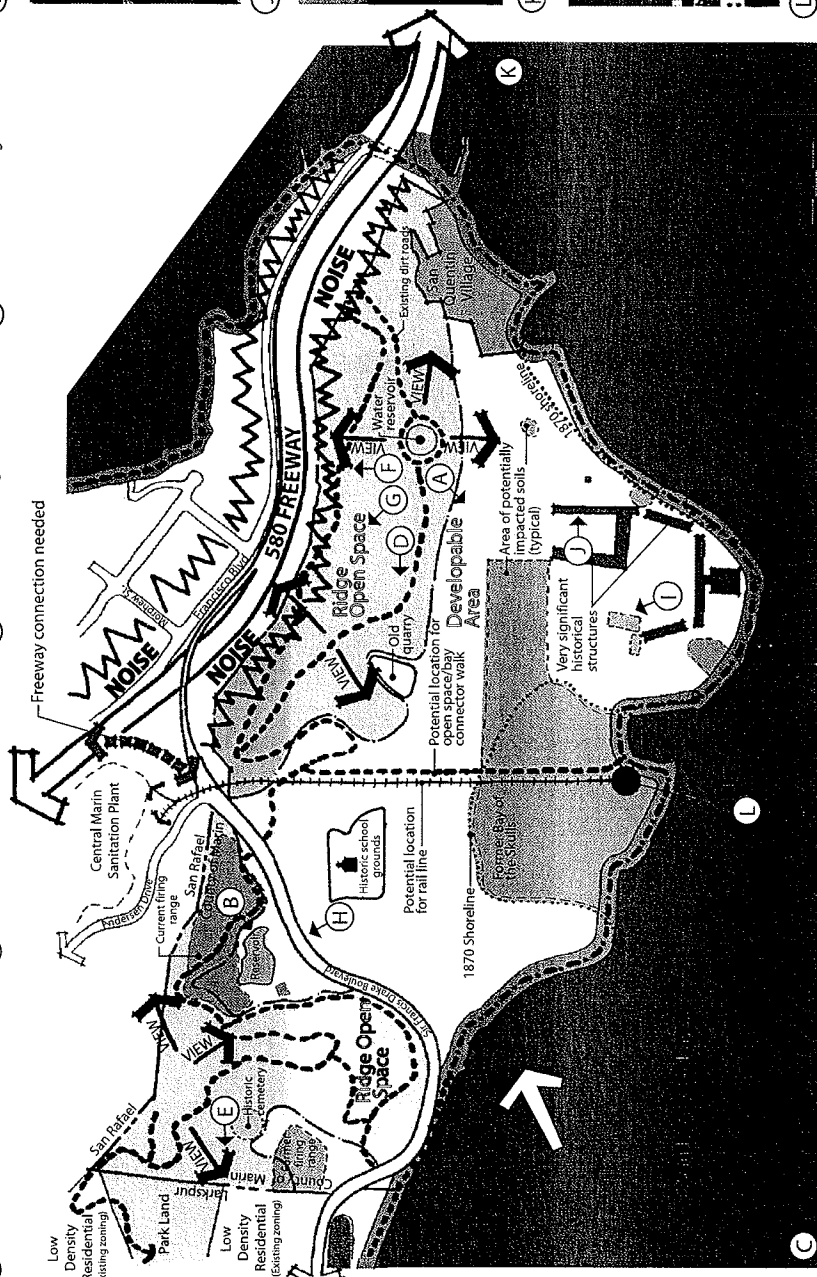
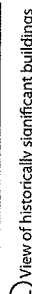
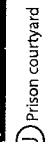
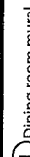
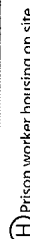
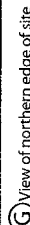
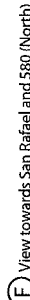
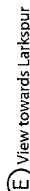
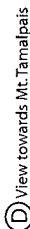


## MAP 3.2



# MAP 5.3 San Quentin Land Use Policy Map





Constraint Information based on "Preliminary Analysis of Potential Re-Use, San Quentin Prison," Vol. II, May 2001





July 21, 2005

Map 3-35  
San Quentin Opportunities and Constraints



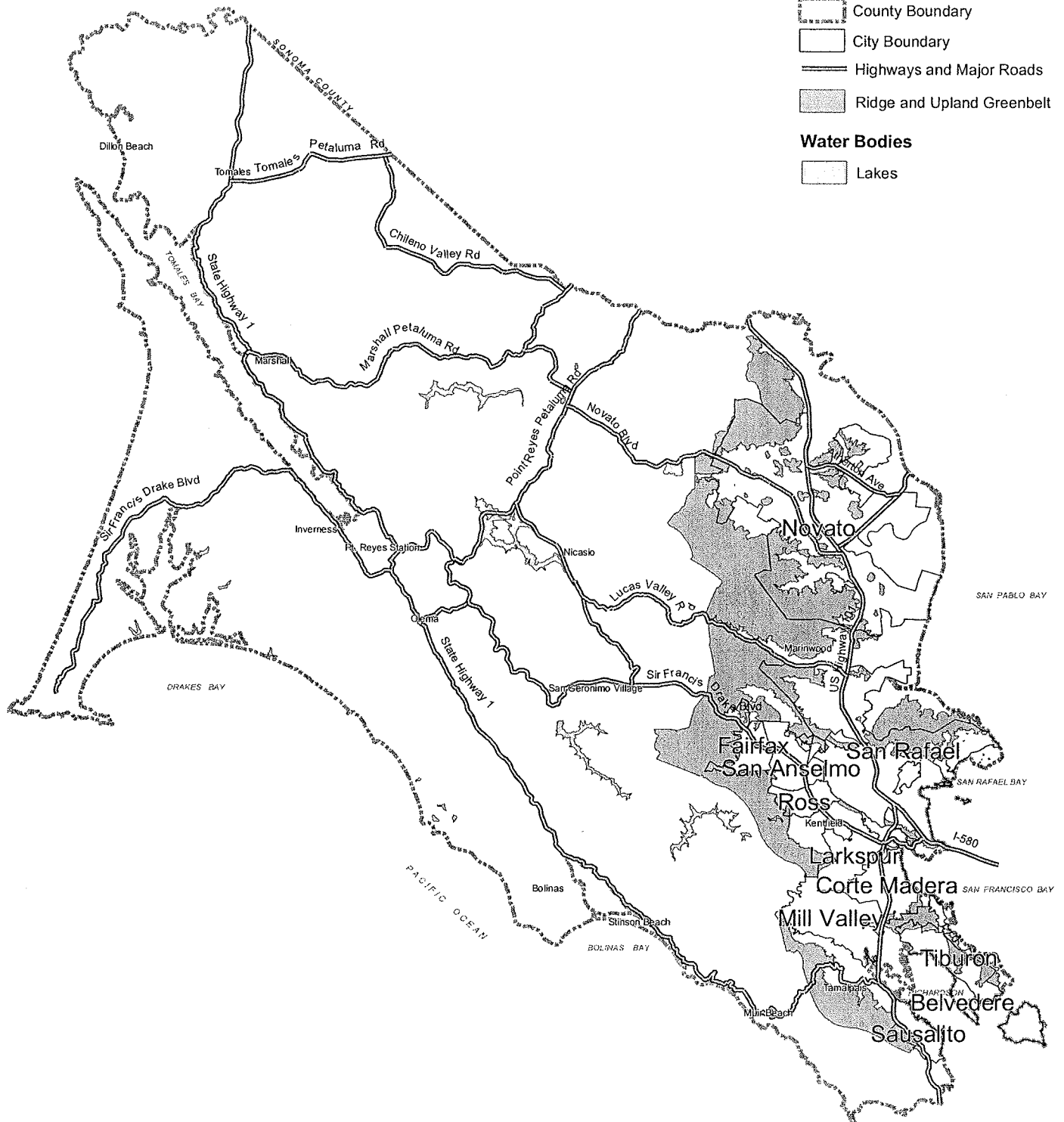
# MAP 3-4 RIDGE AND UPLAND GREENBELT AREAS

## Legend

-  County Boundary
-  City Boundary
-  Highways and Major Roads
-  Ridge and Upland Greenbelt

## Water Bodies

-  Lakes



0 1 2 4 6 8 Miles



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

SOURCE: Marin County Community Development Agency

Date: August 8, 2004

File: Ridge and Upland 3-4.mxd

## Referenced Planning Areas and Public Facilities Goals, Policies, and Programs from the Draft 2005 CWP

**CD-8.8**      **Establish Planned Designation Land Use Categories.** The Planned Designation-Agricultural and Environmental Resource Area (PD-Agricultural and Environmental Resource Area), Planned Designation-Transit Village Area (PD-Transit Village Area), and Planned Designation-Reclamation Area (PD-Reclamation Area) land use categories are established. The Planned Designation categories are intended to enable the planning of reuse projects at major opportunity sites in a manner that honors the site's location and unique natural, historic, aesthetic, and other characteristics, while promoting Countywide Plan policies regarding resource protection, affordable housing, and innovative transit-oriented and energy efficient design. In order to provide a forum for comprehensive, community-based planning, development in a Planned Designation category shall require approval of a Specific Plan pursuant to Government Code Section 65450 or a Master Plan pursuant to the County Development Code.

### PD-Agriculture and Environmental Resource Area

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

**Standards of building intensity.** Building intensity standards for the PD-Agriculture and Environmental Resource Area are 221 to 500 dwelling units in addition to existing development (depending upon the option selected for Policy SV-2.5), or equivalent amounts of non-residential development based on impacts on peak-hour traffic.

### PD-Transit Village Area

**Land uses.** The PD-Transit Village Area land use category is intended for reuse of the San Quentin prison site as a mixed-use, transit-oriented community. Reuse of the site under the County's land use authority is highly speculative at this time and will remain so unless and until the State of California determines to make a change in the site's use and ownership. Therefore, the Plan recognizes both prison use under the State's authority, reflected in an underlying Public Facilities land designation, and its potential reuse pursuant to the PD-Transit Village Area designation, which reflects the County's vision for the site's reuse, represented by a series of goal statements. Generally anticipated uses under the PD-Transit Village Area designation include an integrated mix of residential and commercial development, a transportation hub, and public areas.

**Standards of building intensity.** Building intensity standards for the site reflect its prison use under the State's jurisdiction and corresponding Public Facilities land use designation, as depicted on Land Use Policy Map 5.3. Development of the site under the County's PD-Transit Village Area designation would be limited to that which would result in impacts no greater than impacts from prison use prior to its



wetland areas so that existing wetlands are preserved. Provide a buffer area of upland habitat adjacent to wetlands.

- SV-1.4 Maintain the Miller Creek Corridor.** Consistent with streamside conservation policies in the Natural Systems and Agriculture Element, maintain the Miller Creek corridor east of Highway 101 as an open channel and enhance the creek. Require minimum setbacks of 100 feet from the top of each bank. Protect Miller Creek as the centerpiece of the watershed and an important natural habitat area.
- SV-1.5 Protect the Silveira Corridor.** Protect the Silveira Corridor on the Silveira ranch to provide for scenic vistas and to retain the natural ecological connections among grasslands, valley oaks, the Miller Creek riparian corridor, and diked tideland habitats.
- SV-1.6 Preserve Natural Habitats and their Connectivity.** Preserve the connectivity of the natural habitats of the site in a way that will enhance habitat diversity, enable wildlife movement, and protect the habitats of birds, other wildlife, and endangered animal and plant species.
- SV-1.7 Preserve Trees.** Protect major native oak groves and specimen oak trees. Preserve the native oak woodlands on Pacheco Ridge. Preserve healthy and safe eucalyptus groves and maintain them in a healthy condition.
- SV-1.8 Restrict Development in Flood and Geologic Hazard Areas.** Restrict development in areas identified as having potential flood or geologic hazards, including unstable slopes and bay mud areas as necessary to ensure public health and safety.
- SV-1.9 Retain the Natural Drainage Swale.** Retain the drainage swale and its discharge sources in the northwest section of the St. Vincent's property. Improve the swale as a natural drainage feature and enhance it as a wildlife corridor connecting the uplands with the Miller Creek riparian corridor.
- SV-1.10 Prepare a Plan for Stormwater Drainage and Flood Protection.** Prepare an areawide stormwater drainage and flood protection plan prior to development in the area.
- SV-1.11 Protect Ridge and Upland Greenbelt Lands.** Ensure that land use in areas shown as Ridge and Upland Greenbelt is consistent with Ridge and Upland Greenbelt policies. Maintain Pacheco Ridge in its natural state as a community separator and a habitat resource. Maintain connections between oak woodlands on Pacheco Ridge and the Miller Creek riparian community and bayland habitats.

**Goal SV-2: Comprehensive Site Planning.**

- SV-2.1 Urban Development.** Consistent with Policy CD-6.1, designate land uses and densities that discourage requiring extensions of urban levels of service beyond urban service areas.
- SV-2.2 Require Master Plan.** Require a Master Plan for new uses or a large reuse project based on an Environmental Review. Minor expansion of existing uses and minor compatible new uses may be allowed without a Master Plan provided they do not increase the development intensity of either property. Any proposal for development in the St. Vincent's/Silveira area should respect the land, honor the

dwelling units for very low and/or low income households. Within these standards, the Master Plan approval process will determine the specific types and amounts of development suitable for these properties taking into consideration environmental constraints and the community benefits associated with providing higher levels of housing affordable to low and very low income persons and smaller residential unit sizes. Pursuant to the PD-Agricultural and Environmental Resource Area land use category, non-residential uses may be permitted in lieu of some dwelling units, provided that the impacts of the non-residential development on peak hour traffic do not exceed those projected for the residential development being replaced.

Option 2      In addition to existing uses, a combined total of 350 dwelling units may be allowed. A senior housing and care facility may be considered with a capacity to serve up to 350 residents, including a combination of apartment style and/or congregate care units at varying degrees of affordability. Only senior care units with kitchens would be considered dwelling units subject to the dwelling unit limitations. Within these standards, the Master Plan approval process will determine the specific types and amounts of development suitable for these properties taking into consideration environmental constraints and the community benefits associated with providing higher levels of housing affordable to low and very low income persons and smaller residential unit sizes. Pursuant to the PD-Agricultural and Environmental Resource Area land use category, non-residential uses may be permitted in lieu of some dwelling units, provided that the impacts of the non-residential development on peak hour traffic do not exceed those projected for the residential development being replaced.

Option 3      In addition to existing uses, a combined total of 500 dwelling units may be allowed. A senior housing and care facility may be considered with a capacity to serve up to 350 residents, including a combination of apartment style and/or congregate care units at varying degrees of affordability. Only senior care units with kitchens would be considered dwelling units subject to the dwelling unit limitations. Within these standards, the Master Plan approval process will determine the specific types and amounts of development suitable for these properties taking into consideration environmental constraints and the community benefits associated with providing higher levels of housing affordable to low and very low income persons and smaller residential unit sizes. Pursuant to the PD-Agricultural and Environmental Resource Area land use category, non-residential uses may be permitted in lieu of some dwelling units, provided that the impacts of the non-residential development on peak hour traffic do not exceed those projected for the residential development being replaced.

Option 4      In addition to existing uses, a range consisting of a combined total of 221 through 500 dwelling units may be allowed. A senior housing and care facility may be considered with a capacity to serve up to 350 residents, including a combination of apartment style and/or congregate care units at varying degrees of affordability. Only senior care units with kitchens would be considered dwelling units subject to the dwelling unit limitations. Within these standards, the Master Plan approval process will determine the specific types and amounts of development suitable for these properties taking into consideration environmental constraints and the community benefits associated with providing higher levels of housing affordable to low and very low income persons and smaller residential unit sizes. Pursuant to the PD-Agricultural and Environmental Resource Area land use category, non-residential uses may be permitted in lieu of some dwelling units, provided that the

bonuses, financing assistance, grants, and partnerships with affordable housing providers.

**Goal SV-6: Transportation Choices.**

- SV-6.1 Provide Transportation Improvements.** Provide the transportation improvements identified in the transportation section of the Built Environment Element in conjunction with development.
- SV-6.2 Continue Bay Trail Connection.** Continue the Bay Trail connection from Hamilton through the south side of the properties to the Sanitary District and locate it so as to avoid sensitive habitat.
- SV-6.3 Integrate Pedestrian and Bicycle Paths.** Integrate pedestrian and bicycle paths throughout the developed areas. If feasible, extend the Marinwood walking trail under Highway 101 with a pedestrian walkway along Miller Creek.
- SV-6.4 Encourage Bus Transit Service.** Encourage local bus or shuttle services to stop at a shelter in the plaza near the chapel to improve access over existing bus pads.
- SV-6.5 Use Traffic-Calming Street Design.** Encourage development that incorporates traffic-calming and pedestrian-enhancing techniques of street design.

**Goal PA-3: Land Use Policies for the San Rafael Planning Area.** The following policies shall guide the development of land in the unincorporated portions of the San Rafael Basin Planning Area:

- PA-3.2 Designate Land Use in Point San Pedro.** Lands at the Point San Pedro Quarry shall be designated for *mineral resource conservation* during the period the quarry continues to operate. An updated quarry reclamation plan is required in order to determine the length of time quarrying operations will continue. The quarry site shall also be designated Planned Designation-Reclamation Area in recognition of its potential future conversion to residential, marina, recreational, commercial or similar uses consistent with the updated Quarry Reclamation Plan. Future land use approvals should be conducted by the City of San Rafael. However, in order to comprehensively plan for alternative uses and provide a forum for public participation, a Specific or Master Plan will be required to determine residential densities, commercial floor area, and habitat protection areas. No change in density or land use intensities are proposed prior to approval of a Specific or Master Plan. For traffic modeling purposes, up to 350 dwelling units were identified as indicated in the approved Peacock Gap Neighborhood Plan.

**Goal PA-5: Land Use Policies for the Lower Ross Valley Planning Area.** The following policies are specific to areas not subject to the Kentfield plan policies:

- PA-5.2 Designate Land Use in San Quentin.** San Quentin Village is designated for single and multifamily residential as shown, and at the intensities depicted, on Land Use Policy Map 5.3. San Quentin State Prison is designated Public Facilities, reflecting its current use under State of California jurisdiction. The site is also designated Planned Designation-Transit Village Area, which would apply should the prison

- PFS-4.e**      *Consider a West Marin Transfer Station.* Explore the feasibility of establishing a transfer station in west Marin.
- PFS-4.f**      *Best Management Practices at Landfill.* Employ best management practices at the landfill facility, and incorporate effective new practices as they become available.
- PFS-4.g**      *Coordinate with Water Providers.* Encourage sanitation districts to partner with water districts to reduce the volume of wastewater that must be treated, and to employ biological methods to treat solid waste.
- PFS-4.h**      *Prepare a Siting Element.* The Marin Hazardous and Solid Waste Joint Powers Authority should prepare a Countywide Siting Element which provides a description of the areas to be used for development of adequate transformation or disposal capacity concurrent and consistent with the development and implementation of the Source Reduction and Recycling Elements.