

**Draft Summary of Planning Commission Tentative Decisions**  
**Public Hearing of April 23, 2007**  
**Built Environment Issues: Planning Areas, LOS Standards, RUG, etc.**

Issue **BE-18**: Which site-planning option should be selected for the St. Vincent's and Silvi-  
era properties?

On April 23, 2007, the Planning Commission modified SV-2.5 as follows:

SV-2.5 Establish Land Use Categories. The St. Vincent's/Silvi-  
era area is assigned the Planned Designation - Agricultural and Environmental Resource Area land use cate-  
gory. Potential uses include agricultural and related uses, residential development,  
education and tourism, places of worship, institutional, and small-scale hospitality  
uses, as described more fully in SV-2.3.

In addition to existing uses, a combined total on both the St. Vincent's and Silvi-  
era sites of up to 350 dwelling units and an additional 150 units of affordable housing  
for seniors, employees and density bonus units may be allowed. Dwelling units shall  
be allocated proportionally to the respective St. Vincent's and Silvi-  
era areas based on total acreage. Senior units may include a combination of apartment style and/or  
congregate care units at varying degrees of affordability within the total allowable  
dwelling unit cap of 500 units. Only senior care units with kitchens would be con-  
sidered dwelling units subject to the dwelling unit limitations. Within these stan-  
dards, the Master Plan approval process will determine the specific types and  
amounts of development suitable for these properties taking into consideration envi-  
ronmental constraints and the community benefits associated with providing higher  
levels of housing affordable to low and very low income persons and smaller resi-  
dential 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.

Delete Options 1 - 4 and replace with above text.

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| <p><b>NEW SUB-ISSUE BE-18B:</b> Clustering requirement on St. Vincent's and Silviera properties</p> | <p>On April 23, 2007, the Planning Commission modified SV-2.4 as follows:</p> <p><b>SV-2.4 Cluster Development.</b> <u>New</u> non-agricultural development on either the St. Vincent's or the Silviera property shall be clustered on up to five percent of the land area of each property, or as determined through a site specific analysis of agricultural and environmental constraints and resources, observing habitat protection policies including, but not limited to, streamside conservation, ridge and upland green-belt, wetlands, tidelands, and community separation. Existing development shall not be counted toward the 5 percent cluster requirement for the land area for each property.</p> <p>In addition, development on the St. Vincent's property <del>shall</del> <u>should</u> be clustered around the "H" complex with the Chapel and the "H" complex buildings retained as the community center <u>as determined by a Master Plan process.</u></p> |
| <p><b>NEW SUB-ISSUE BE-18C:</b> Other St Vincent's/Silviera Policy and program changes.</p>         | <p>On April 23, 2007 the Planning Commission accepted the following policy modifications:</p> <p>SV-2.6 Avoid Impact of Odors from Sewage Treatment Plan. <u>Avoid impacts associated with</u> odors from the Las Gallinas Valley sewage treatment plant and ponds.</p> <p>Revise the map(s) in the CWP to show:</p> <p><b>MAP 2.4:</b> Tidal properties should be designated Open Space</p> <p><b>Map 3-34</b> *TO SHOW AREAS OF LIQUEFACTION, VIEW CORRIDOR AND DRAINAGE CORRIDOR PER POLICIES AND PROGRAMS</p> <p>*Drainage swale per policy SV-1.9.</p>  |

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|  | <p>*View corridor per policy SV-1.5.</p> <p>Attorney Consistency Check with Revised TR-1.5: Dawn, disregard.</p> <p><b>SV-6.1 Provide Transportation Improvements.</b> Provide the transportation improvements identified in the transportation section of the Built Environment Element in conjunction with development {<i>Check for consistency with Circulation language – TR-1.5</i>}</p>  |
| <p><b>Issue BE-19: Should the land use designation for the St. Vincent’s and Silviera properties be changed to “Planned Designation: Agricultural and Environmental Resources Area”?</b></p> | <p>On April 23, 2007, the Planning Commission accepted the Planned Designation.</p>   |
| <p>Sub-Issue <b>BE-19a: Should additional language supporting trees and Community Forests be accepted?</b></p>   | <p>On April 23, 2007 the Planning Commission accepted the following modified policy and directed staff to make consistent changes to BIO- 1.3 and BIO-1.e and cross reference.</p> <p><b>SV-1.7 Preserve Trees.</b> Protect major native oak groves and specimen oak trees. Preserve the native oak woodlands on Pacheco Ridge. <u>Preserve healthy and safe eucalyptus groves which currently support colonies of Monarch Butterfly, colonial nesting birds such as heron rookeries and/or are known raptor nesting sites.</u> See also BIO 1.3 and BIO-1.e. <del>Preserve healthy and safe eucalyptus groves and maintain them in a healthy condition</del></p> <p>BIO-1.3 Protect Woodlands, Forests and Tree Resources. Protect large native trees, trees with historical importance, oak woodlands, <u>healthy and safe eucalyptus groves which currently support colonies of Monarch Butterfly, colonial nesting birds or are known raptor sites.</u> and forest habitats, and prevent the untimely removal of trees through implementation of standards in the development code and the Native Tree Preservation and Protection Ordinance. Encourage other local agencies to adopt tree preservation ordinances to protect native trees and woodlands, regardless of whether</p> |

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|   | they are located in urban or undeveloped areas. See also <b>SV-1.7</b> .  |
| <p>Issue <b>BE-20</b>: Should the land use designation for the San Rafael Rock Quarry be changed to “Planned District: Reclamation Area”?</p> | <p>On April 23, 2007 the Planning Commission accepted the methodology to get to total allowable residential and equivalent uses based on existing truck and other trips at the Quarry.</p> <p><i>Revise Map 3.2 to exclude FAR, and only reference total units (when known) and relevant policy.</i></p> <p><i>Modify PA-3.2 to insert new land use:</i></p> <p><i>PA-3.2 Designate Land Use in Point San Pedro. Lands... <b>replace last sentence with:</b> <u>.In order not to exceed current traffic levels, which include truck trips generated by quarry activity, the total number of dwelling units, or their equivalent in commercial or other uses, shall not exceed 75 dwelling units.</u></i></p>                                  |
| <p>Issue <b>BE-21</b>: Should the land use designation for San Quentin be changed to “Planned District: Transit Village Area”?</p>            | <p>On April 23, 2007, the Planning Commission accepted the Public Facilities designation for San Quentin. As such, the full text of the CWP should be struck related to San Quentin starting with page 3-215 through 220.</p> <p><b>PA 5.2 Designate Land Use in San Quentin.</b> San Quentin is expected to remain a state prison for the duration of this Countywide Plan and is therefore is designated Public Facilities reflecting its current use. No other designation or policy is established by this plan. However, should non-prison use be considered in the future, consideration could be given to development that is less than or equal to the existing resource demand and traffic generation of the current prison use.</p> |
| <p>Issue <b>BE-22</b>: Circulation (traffic) impacts of</p>   | <p>On May 23, 2007, the Planning Commission accepted the following approach to</p>  |

**housing sites in the City-Centered Corridor.**

identifying transportation improvements in the CWP with final text to be brought back on May 7:

**TR-1.5 Require Necessary Transportation Improvements.** Require necessary transportation improvements to be in place, or otherwise guaranteed to result in their timely installation, before or concurrent with new developments. In evaluating whether a transportation improvement is necessary, the County shall consider alternatives to the improvement consistent with Policy TR-1.1 Manage Travel Demand, and the extent to which the improvement will offset the traffic impacts generated by proposed and expected development and restore acceptable traffic levels of service.

TR-1.g Determine Appropriate Transportation Mitigation. Work with the Transportation Authority of Marin to monitor the traffic impacts of development and identify mitigation requirements for proposed development that would cause a drop below adopted LOS, including proposed transportation system improvements (See Maps 3-6a and 3-6b), impact fees, Transportation Demand Management strategies, direct support of alternative travel modes, or project redesign of the development projects for transportation improvements; and amend the Development Code to incorporate those requirements. Require the preparation of a traffic impact analysis report to identify impacts and mitigation measures for projects that may result in significant traffic impacts. The following transportation improvements are fully funded and/or under construction and require no further evaluation:

- New overcrossing at the Redwood Landfill
- New HOV gap closure project on U.S. 101 both north and southbound
- Reconfigure U.S. 101/Sir Francis Drake interchange

The following proposed transportation system improvements are not fully funded but have the potential to reduce regional and project-related traffic impacts. Before implementation, these improvements must be further evaluated in accordance with Policy TR-1.5 Require Necessary Transportation Improvements.

- Widen U.S. 101 from four to six lanes to include an HOV lane in each direction from Novato to Petaluma
- Improve Atherton Avenue at U.S. 101 interchange
- New northbound auxiliary lane on U.S. 101 from State Route 37 off-ramp to

South Novato Boulevard off-ramp

- New northbound auxiliary lane from Nave Road onramp to State Route 37
- New traveler information system along State Route 37
- New southbound auxiliary lane from Miller Creek Road to the truck scales
- Improve U.S. 101/Lucas Valley Road interchange
- Add a new southbound auxiliary lane on U.S. 101 from Manuel T. Freitas Parkway to the North San Pedro Road exit
- I-580 interchange improvements: West I-580 to south U.S. 101 and West I-580 to north U.S. 101 to 2<sup>nd</sup> Street
- New southbound auxiliary lane on U.S. 101 from Andersen Drive to Sir Francis Drake Boulevard
- Add a northbound auxiliary lane on U.S. 101 from Paradise Drive to Lucky Drive
- Widen Sir Francis Drake Boulevard from the Larkspur Ferry terminal to Andersen Drive
- Improve U.S. 101 / Tamalpais interchange
- Widen Tiburon Boulevard overcrossing to six lanes (divided with dual southbound ramps) from U.S. 101 to Strawberry Drive
- Widen off-ramp and other interchange improvements at U.S. 101 / Tiburon interchange
- Widen and improve signals on State Route 1 between Flamingo Road and U.S. 101, including replacement of Tennessee Valley (Coyote Creek) bridge.
- Access management for State Route 1 from U.S. 101 to Stinson Beach and Tennessee Valley Road for access to the Golden Gate, Mt. Tamalpais and Stinson Beach Recreation areas
- Regional express bus operations on U.S. 101 from Santa Rosa to San Rafael / San Francisco
- Widen Sir Francis Drake Boulevard between Bon Air Road and Wolfe Grade
- Expand I-580 from two to three lanes in the westbound direction from the Richmond Bridge to Sir Francis Boulevard
- As needed, widen South Novato Boulevard from U.S. 101 to Sunset
- Widen Lucas Valley Road from Las Gallinas Avenue to Los Gamos
- Add a right turn lane to the northbound Grand Avenue approach at Second

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|   | <p>Street and Grand Avenue intersection</p> <ul style="list-style-type: none"> <li>○ Add a westbound through lane on Third Street at the intersection of Third and Grand Avenue. [Footnote: The City has a peak hour parking program that provides some relief]</li> <li>○ Improve Miller Creek Road and Las Gallinas intersection as needed</li> <li>○ Improve Miller Creek Road and U.S. 101 interchange as needed</li> </ul>  |
| <p>Issue <b>BE-23</b>: Policies for regulating development in the Ridge and Upland Greenbelt.</p> | <p>On April 23, 2007, the PC accepted Policies DES-4.d and DES-4.e, as modified below, which provide for view protection in Ridge and Upland Greenbelt. <b>DES-4.e</b> <i>Protect Views of Ridge and Upland Greenbelt Areas</i>. Employ a variety of strategies to protect views of Ridge and Upland Greenbelt areas, including by:</p> <ul style="list-style-type: none"> <li>• Identifying any unmapped ridgelines of countywide significance, <u>both developed and undeveloped</u>, and adding them to the adopted County Ridge and Upland Greenbelt Areas map;</li> <li>• Amending the Development Code and County zoning maps to designate a suburban edge on all parcels contiguous to the City-Centered Corridor that abut the Ridge and Upland Greenbelt, and requiring that those parcels develop at rural densities with visually sensitive site design;</li> <li>• Rezoning Ridge and Upland Greenbelt lands to the Planned District category and adjacent buffer areas to a transitional district, thereby subjecting them to County Design Review Requirements that include hillside protection;</li> <li>• Requiring buildings in Ridge and Upland Greenbelt areas to be screened from view by wooded areas, rock outcrops, or topographical features (see program DES-3.b); and</li> <li>• Calculating density for Ridge and Upland Greenbelt subdivisions at the lowest end of the General Plan designation range.</li> </ul> |
| <p>Sub-Issue <b>BE-23a</b>: Should the RUG boundaries be revised?</p>                             | <p>On April 23, 2007, the PC accepted <u>the RUG boundaries as proposed on Map 3-4</u> (which incorporates boundary revisions and refinements) subject to Kristin D checking with Dave Hansen to verify historic boundaries and ensure everything that should be included in the RUG is included on the maps in the</p>  |

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|  | CWP.  |
| <p><b>Issue BE-24: Mitigation of visual impacts.</b></p> | <p>On April 23, 2007 the Planning Commission accepted the following as modified below.</p> <p><b>DES-1.a</b>      <i>Add Design Components to Community Plans.</i> Update community plans to include customized building and site design standards that reflect the unique character of each area, respond to local design issues, and encourage ridge-line and viewshed protection, walking, bicycling, and shared parking in commercial centers. Also consider the use of form-based codes and design charrettes where applicable.</p> <p><u>Program DES-1.(new) Lighting Design Guidelines.</u> Amend the Development Code to include lighting design guidelines. Require new development and (major remodels) projects that would make significant parking lot improvements or add new lighting to submit a lighting plan consistent with these guidelines for design review by County staff. Lighting design guidelines should address:</p> <ul style="list-style-type: none"> <li>▫ <u>Efficiency – Cost effective energy efficient standards for outdoor lighting shall be developed to conserve energy thereby reducing excessive lighting, light pollution, light trespass, and glare;</u></li> <li>▫ <u>Reasonableness of Intensity – Acceptable standards shall be defined for various land uses and development types specifying the maximum allowable total lumens per acre;</u></li> <li>▫ <u>Directional Control – Standards shall be developed to minimize the upward transmission and intensity of light at various distances from its source through the use of full-cutoff lighting, downward casting, shielding, visors etc;</u></li> <li>▫ <u>Signage – Standards with respect to illuminated signs shall be developed that prohibit or limit the size, spacing, design, upward transmission of light, and hours of operation. In addition, signs should be white or light colored lettering on dark backgrounds;</u></li> <li>▫ <u>Night Lighting – Hours of operation for various uses shall be specified in order to</u></li> </ul> |

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|  | <p><u>prohibit all-night lighting except when warranted for public safety reasons. On demand lighting shall be encouraged;</u></p> <ul style="list-style-type: none"> <li>▫ <u>Education – A voluntary educational component of this program shall include the distribution of informational materials for use by county residents, developers, and lighting supply retailers. These materials shall provide specific methods and product information necessary for compliance of new development as well as aiding the conversion of existing lighting sources;</u></li> <li>▫ <u>Incentives – The County shall develop incentives for residents and businesses encouraging the conversion of existing lighting sources to compliant ones; and</u></li> <li>▫ <u>Enforcement – These standards shall be incorporated into the County Development Code and design review process for new development.</u></li> </ul>  |
| <p>Issue <b>BE-25: Mitigation of solid waste disposal and landfill capacity impacts.</b></p> | <p>On April 23, 2007, the Planning Commission accepted the following:</p> <p><b>GOAL PFS-4 <i>Efficient Processing and Reduced Landfill of Solid Waste Materials.</i></b><br/> <u>Minimize, treat, and safely process solid waste materials in a manner that protects natural resources from pollution while planning for the eventual reuse or recycling of discarded material to achieve zero waste.</u></p> <p>Policies</p> <p><b>PFS 4.1 <i>Reduce the Solid Waste Stream.</i></b> <del>Decrease the amount of solid waste generated and increase recycling and reuse of materials.</del> <u>Promote the highest and best use of discarded materials through redesign, reuse, composting and shared producer responsibility, emphasizing a closed-loop system of production and consumption.</u></p> <p><b>PFS-4.3 <i>Plan for Waste Transformation or Disposal.</i></b> <del>Plan for the transformation or disposal</del> <u>elimination</u> of waste <u>materials</u> generated that cannot be reused, recycled, or composted.</p> <p><b>PFS 4.(new) <i>Promote Regulatory Efforts.</i></b> <u>Support State legislative or regulatory ef-</u></p> |

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|   | <p><u>forts that will aid in achieving zero waste.</u></p> <p>Programs</p> <p><b>PFS-4.d</b> <i>Offer Recycling <u>Waste Materials</u> Education.</i> Enact educational programs to inform residents about reuse, recycling, composting waste to energy, <u>home composting</u>, and zero waste programs.</p> <p><b>PFS-4.(new)</b> <i>Promote <u>Product Redesign</u>.</i> Pursue and support upstream redesign strategies to reduce the volume and toxicity of discarded products and materials, including biodegradable plastic bags, fast food containers and utensils.</p> <p><b>PFS-4.(new)</b> <i>Stimulate <u>Waste-Reuse Economic Activities</u>.</i> Foster and support use of discarded products and waste materials to stimulate and drive local economic and workforce development.</p> <p><b>PFS-4.(new)</b> <i>Phase in <u>Highest and Best Use of Products</u>.</i> Improve downstream reuse/recycling of end-of-life products and materials to ensure their highest and best use.</p> <p><b>PFS-4.(new)</b> <i><u>Foodwaste Collection Program</u></i> The County should actively promote the launching of a curbside foodwaste collection program by integrating this measure into bid specification.</p> |
| <p>Issue <b>BE-26</b>: Mitigation of construction noise impacts.</p>        | <p>On April 23, 2007, the PC accepted the following MM revising NO-1.i as follows:</p> <p><b>NO-1.i; Regulate Noise Sources.</b> <del>Adopt a noise ordinance that sets</del> Sections 6.70.030(5) and 6.70.040 of the Marin County Code establish allowable hours of operation for construction-related activities. <u>As a condition of permit approval for projects generating significant construction noise impacts during the construction phase, construction management for any project shall develop a construction noise reduction plan and designate a disturbance coordinator at the construction site to implement the provisions of the plan.</u></p>   |
| <p>Issue <b>BE-27</b>: Mitigation of wastewater and stormwater impacts.</p> | <p>On April 23, 2007, the Planning Commission accepted the following:</p> <p><b><u>GOAL PFS-3 Reduction, Safe Processing, and Re-Use of Wastewater.</u></b> Continue to enhance the Alternative Onsite Wastewater Monitoring Program. This program ensures</p>  |

the proper operation of alternative and innovative wastewater system designs. Continue to work with manufacturers, designers, installers, end users, and the Regional Water Quality Control Board to evaluate the effectiveness and capabilities of these alternatives to traditional septic system designs. Work with stakeholders to periodically update design guidelines and regulations in the light of evolving best practices.

#### Policies

**PFS-3.(new) *Reduce Stormwater Volume*** Implement appropriate upstream water-saving technologies to reduce stormwater volumes and increase percolation. Increase permeable surfaces and encourage on-site percolation to reduce stormwater volume and potential overflow of wastewater treatment facilities.

#### Programs

**PFS-3.a *Reduce Wastewater Volume.*** Work with sanitary districts and Environmental Health to assess alternative point-source wastewater technologies including State-approved graywater systems, NSF-approved waterless urinals and composting toilets, pervious surfaces for roads, driveways and parking lots, and subsurface drip dispersal. Provide public information and update Codes to promote safe, appropriate technologies. Urge water districts to consider volumetric billing and tiered water rate structure and to partner with water districts to reduce the volume of wastewater that must be treated.

**PFS-3.(new) *Develop Appropriate Wastewater Treatment Technologies*** Work with sanitary districts to assess appropriate wastewater treatment technologies including advance biological treatments, living machines, bio-solid composting and methane capture for electrical generation