

Planning Commission Recommended Draft CWP, July 23, 2007
Errata Sheet

The following technical corrections were inadvertently excluded from the *Planning Commission Recommended Draft CWP (July 23, 2007)*. The revisions are shown as ~~strikethrough~~ and underline.

NATURAL SYSTEMS AND AGRICULTURE ELEMENT:

BIOLOGICAL RESOURCES

BIO-3.1 Protect Wetlands. Require development to avoid wetland areas so that the existing wetlands and upland buffers are preserved and opportunities for enhancement are retained (areas within setbacks may contain significant resource values similar to those within wetlands and also provide a transitional protection zone). Establish a Wetland Conservation Area (WCA) for jurisdictional wetlands to be retained, which includes the protected wetland and associated buffer area. Development shall be set back a minimum distance to protect the wetland and provide an upland buffer. Larger setback standards may apply to wetlands supporting special-status species or associated with riparian systems and baylands under tidal influence, given the importance of protecting the larger ecosystems for these habitat types as called for under Stream Conservation and Baylands Conservation policies defined in Policy BIO-4.1 and BIO-5.1, respectively. Regardless of parcel size, a site assessment is required either where incursion into a WCA is proposed or where full compliance with all WCA criteria would not be met. Employ the following criteria when evaluating development projects that may impact wetland areas (see Figure 2-1):

(Note: the remainder of the policy remains unchanged and is not shown).

TRAILS

Two trails on Marin Countywide Trails Plan *Map 2-19d* (attached) were erroneously deleted. The Board of Supervisors will discuss trails at the September 11, 2007 hearing.

BUILT ENVIRONMENT ELEMENT:

COMMUNITY DEVELOPMENT

CD-4.g (new) Consider Additional Community Plans for Unincorporated Areas. Propose development of additional community plans for unincorporated neighborhoods such as Santa Venetia and Muir Woods Park to be considered by the Board of Supervisors when reviewing Community Development Agency work program priorities.

PLANNING AREAS

St. Vincent's/Silveira

Background

St. Vincent's/Silveira area consists of approximately ~~4230~~ 1,110 acres east of Highway 101 in the unincorporated area of the County between the cities of San Rafael and Novato. The area includes two properties: the ~~880~~ 770-acre Catholic Youth Organization/St. Vincent's School for Boys and the ~~350~~ 340-acre Silveira Family ranch. The Silveira land has been held by the family for generations, and used mainly for dairy ranching since about 1900. The land known as St. Vincent's was gifted by Timothy Murphy (who received a large land grant from the Mexican government when California was under Mexican rule) to the Archdiocese upon his death. Around 1855, an orphanage and school began operation. Today, the school is run by the Catholic Youth Organization and provides shelter and services to disadvantaged and troubled boys. The school building is a California historical landmark, and is partly visible from Highway 101. Each property represents a distinct legacy in the history of Marin County.

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 and updated quarry permit are required 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 changes in density or land use intensities are proposed prior to approval of a Specific or Master Plan. In order not to exceed current traffic levels, which include truck and other vehicle trips generated by quarry activity, the total number of dwelling units, or their equivalent in commercial or other uses, shall not exceed 75 dwelling units. ~~unless otherwise determined by a county approved traffic study.~~

BUILDOUT NUMBERS

Figure 3–I Land Use and Demographic Data for Marin County

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

Information Category	1980 Actual	1990 Actual	2000 Actual	Buildout	
Demographics					
Population	222,592	230,096	247,289	281,949	<u>279,972</u>
Households	88,723	95,006	100,650	119,542	<u>118,728</u>
Average Household Size	2.43	2.33	2.34	2.35	<u>2.36</u>
Employed Residents	118,569	127,759	140,955	173,937	<u>166,667</u>
Jobs	77,853	101,060	122,960	162,714	<u>151,566</u>
Employed Residents/Job	1.52	1.26	1.15	1.07	<u>1.09</u>
Land Use					
Housing Units	92,647	99,757	104,990	121,847	<u>120,755</u>
Cities and Towns	67,420	73,914	77,585	89,132	
Unincorporated Area	25,227	25,843	27,405	32,715	<u>31,623</u>
Commercial/Industrial sq. ft.	<i>Census</i>	29,570,756	33,965,509	49,873,083	<u>49,602,570</u>
Cities and Towns	<i>Data Not</i>	26,938,825	30,853,636	45,431,753	
Unincorporated Area	<i>Available</i>	2,631,931	3,111,873	4,441,330	<u>4,158,800</u>

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

**Figure 3–5I Land Use and Demographic Data
for the Novato Planning Area (PA #I)**

Information Category	1980 Actual	1990 Actual	2000 Actual	Buildout	
Demographics					
Population	49,985	54,515	54,506	62,800	<u>62,934</u>
Households	17,462	20,812	21,178	24,817	<u>24,868</u>
Average Household Size	2.86	2.62	2.57	2.37	<u>2.53</u>
Employed Residents	25,658	30,538	32,043	38,636	<u>38,601</u>
Jobs	13,783	18,230	27,879	46,699	<u>44,944</u>
Employed Residents/Job	1.86	1.68	1.15	0.83	<u>0.75</u>
Land Use					
Housing Units	18,513	21,413	21,719	25,313	<u>25,315</u>
Novato	15,971	18,782	18,994	22,185	
Unincorporated Area	2,542	2,631	2,725	3,128	<u>3,130</u>
Commercial/Industrial sq. ft.	<i>Census</i>	5,746,557	8,252,697	16,431,800	<u>16,398,103</u>
Cities and Towns	<i>Data Not</i>	5,371,404	7,943,377	15,924,611	
Unincorporated Area	<i>Available</i>	375,153	309,320	507,189	<u>473,492</u>

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

**Figure 3–52 Land Use and Demographic Data for
the Las Gallinas Planning Area (PA #2)**

Information Category	1980 Actual	1990 Actual	2000 Actual	Buildout	
Demographics					
Population	26,788	25,563	28,615	35,899	<u>34,673</u>
Households	9,732	10,254	11,687	15,678	<u>15,204</u>
Average Household Size	2.75	2.49	2.45	2.24	<u>2.21</u>
Employed Residents	14,239	16,778	16,157	22,145	<u>19,552</u>
Jobs	13,789	18,412	16,275	23,886	<u>20,736</u>
Employed Residents/Job	1.03	0.91	0.99	0.93	<u>0.94</u>
Land Use					
Housing Units	9,353	10,629	11,915	15,588	<u>15,193</u>
Cities and Towns	5,632	6,626	7,664	10,159	
Unincorporated Area	3,721	4,003	4,251	5,429	<u>5,034</u>
Commercial/Industrial sq. ft.	<i>Census</i>	4,345,725	4,937,881	6,944,589	<u>6,917,718</u>
Cities and Towns	<i>Data Not</i>	4,179,232	4,693,166	6,082,356	
Unincorporated Area	<i>Available</i>	166,493	244,715	862,233	<u>835,362</u>

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

**Figure 3–53 Land Use and Demographic Data for
the San Rafael Basin Planning Area (PA #3)**

Information Category	1980 Actual	1990 Actual	2000 Actual	Buildout	
Demographics					
Population	31,613	34,823	40,078	50,050	<u>50,341</u>
Households	13,876	14,527	15,483	19,494	<u>19,616</u>
Average Household Size	2.28	2.40	2.59	2.66	<u>2.21</u>
Employed Residents	17,323	18,611	22,083	28,887	<u>24,416</u>
Jobs	19,570	24,136	28,073	37,298	<u>36,289</u>
Employed Residents/Job	0.89	0.77	0.79	0.77	<u>0.67</u>
Land Use					
Housing Units	14,280	15,119	15,913	20,124	<u>20,249</u>
San Rafael	13,568	14,513	15,284	19,370	
Unincorporated Area	712	606	629	754	<u>879</u>
Commercial/Industrial sq. ft.	<i>Census</i>	8,574,142	8,915,424	12,733,278	
San Rafael	<i>Data Not</i>	8,563,165	8,904,447	12,707,797	
Unincorporated Area	<i>Available</i>	10,977	10,977	25,481	

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

Note: Build out does not assume any units at Quarry.

**Figure 3-54 Land Use and Demographic Data for
the Upper Ross Valley Planning Area (PA #4)**

Information Category	1980 Actual	1990 Actual	2000 Actual	Buildout	
Demographics					
Population	25,623	24,196	25,297	28,884	<u>28,838</u>
Households	10,420	10,171	10,504	12,110	<u>12,090</u>
Average Household Size	2.46	2.38	2.41	2.38	<u>2.39</u>
Employed Residents	13,500	13,687	14,459	17,071	<u>17,208</u>
Jobs	4,355	6,065	7,033	6,591	<u>5,550</u>
Employed Residents/Job	3.10	2.26	2.06	2.59	<u>3.10</u>
Land Use					
Housing Units	10,836	10,565	10,823	11,504	<u>11,514</u>
Upper Ross Valley	9,692	9,323	9,631	10,035	
Unincorporated Area	1,144	1,242	1,192	1,469	<u>1,479</u>
Commercial/Industrial sq. ft.	<i>Census</i>	1,391,308	1,328,484	1,398,260	
Upper Ross Valley	<i>Data Not</i>	1,316,993	1,296,664	1,351,433	
Unincorporated Area	<i>Available</i>	74,315	31,820	46,817	

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

**Figure 3-55 Land Use and Demographic Data for
the Lower Ross Valley Planning Area (PA #5)**

Information Category	1980 Actual	1990 Actual	2000 Actual	Buildout	
Demographics					
Population	29,220	31,451	34,366	29,141	<u>28,839</u>
Households	11,396	11,933	12,731	13,217	<u>13,116</u>
Average Household Size	2.56	2.64	2.70	2.25	
Employed Residents	14,313	15,768	16,585	17,522	<u>17,391</u>
Jobs	12,991	20,589	22,674	22,599	<u>19,446</u>
Employed Residents/Job	1.10	0.77	0.73	0.78	<u>0.89</u>
Land Use					
Housing Units	11,693	12,394	13,168	14,279	<u>14,189</u>
Lower Ross Valley	8,884	9,683	10,263	11,051	
Unincorporated Area	2,809	2,711	2,905	2,228	<u>3,138</u>
Commercial/Industrial sq. ft.	<i>Census</i>	4,602,495	4,962,780	5,581,353	<u>5,471,054</u>
Lower Ross Valley	<i>Data Not</i>	4,260,138	4,625,843	5,131,373	
Unincorporated Area	<i>Available</i>	342,357	336,937	449,980	<u>339,681</u>

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

Note: Build out figures do not factor in San Quentin reuse

Figure 3-56
Land Use and Demographic Data for the Richardson Bay Planning Area (PA #6)

Information Category	1980 Actual	1990 Actual	2000 Actual	Buildout	
Demographics					
Population	47,983	47,755	52,094	59,321	<u>58,354</u>
Households	21,508	22,491	24,106	27,543	<u>27,088</u>
Average Household Size	2.23	2.12	2.16	2.17	
Employed Residents	27,903	29,785	32,166	39,297	<u>39,120</u>
Jobs	12,113	15,050	19,627	20,189	<u>19,073</u>
Employed Residents/Job	2.30	1.98	1.64	1.95	<u>2.05</u>
Land Use					
Housing Units	22,405	23,542	25,092	27,758	<u>26,988</u>
Richardson Bay	13,673	14,976	15,749	16,332	
Unincorporated Area	8,732	8,566	9,343	11,426	<u>10,656</u>
Commercial/Industrial sq.ft.	<i>Census</i>	4,120,406	4,458,075	5,469,160	<u>5,381,838</u>
Richardson Bay	<i>Data Not</i>	3,247,893	3,390,139	4,234,173	
Unincorporated Area	<i>Available</i>	872,513	1,067,936	1,234,987	<u>1,147,665</u>

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

Figure 3-57
Land Use and Demographic Data for the West Marin Planning Area (PA #7)

Information Category	1980 Actual	1990 Actual	2000 Actual	Buildout	
Demographics					
Population	11,356	11,793	12,334	15,854	<u>15,993</u>
Households	4,329	4,818	4,964	6,683	<u>6,746</u>
Average Household Size	2.62	2.45	2.48	2.33	
Employed Residents	5,624	6,877	7,462	10,379	
Jobs	1,252	1,358	1,409	5,452	<u>5,528</u>
Employed Residents/Job	4.49	5.06	5.30	1.90	<u>1.87</u>
Land Use					
Housing Units	5,657	6,095	6,360	7,281	<u>7,307</u>
Commercial/Industrial sq.ft.	<i>Census</i>				
	<i>Data Not</i>	790,123	1,110,168	1,314,643	<u>1,290,302</u>
	<i>Available</i>				

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

Attachments:

1. Map 2-19d, Marin Countywide Trails Map