

Countywide Plan Scenarios: Environmental Preservation

The Vision:

The environmental preservation scenario will maximize protection of environmentally sensitive lands. Using concepts from Community Marin, this alternative creates a Bayfront Protection Corridor. Countywide, it removes, through public and/or private acquisition, development potential in areas with environmental significance including wetlands, associated upland areas, sub-tidal areas, undeveloped 100-year flood plains and other areas subject to inundation, steep slopes, riparian corridors, and other geologically sensitive areas. Commercial development potential has been reduced. Existing policy related to ridgelines has been retained. Planning decisions and land use designations are based on sound ecological principles and avoid development of sensitive habitats. Expansion of existing development and uses into sensitive habitats is not permitted. New development uses green-building techniques and is concentrated in already-developed areas proximate to transit service while home sizes have been capped to minimize resource consumption. Parking lots have been targeted for infill development instead of new development in greenfields.

In West Marin, Coastal Recreation Corridor and LCP policies continue to direct development patterns into existing villages rather than surrounding undeveloped lands. Environmentally sound agricultural operations have been encouraged along with allowing for agricultural-worker housing. Streamside and wetland policies protect creek habitat from development as well as agricultural runoff while hillside guidelines preclude inappropriate development along Bolinas Ridge. New development potential along the shore of Tomales Bay has been eliminated.

What are the desired outcomes?

- Additional development potential has been reduced to existing levels for parcels meeting any of the following criteria:
 1. Within a ridge and upland greenbelt
 2. Within a 100-year floodplain
 3. Contain diked baylands and associated uplands
 4. Below sea level
 5. Containing wetland habitat
 6. Within 100 feet of a perennial, intermittent, or ephemeral stream, or man-made channel
- For the Inland Rural and Coastal Recreation Corridor, overall additional development potential has been halved.
- Second units are assumed to be on one of every ten lots with an existing single-family home.
- Existing policies in the Coastal Recreation Corridor continue as they exist today and have also been applied to parcels within the Inland Rural Corridor.
- The following specific sites have development potential designated as follows:
 1. St. Vincent's Silveira – 63 units
 2. Gness Field area – one unit per parcel

3. Tomales Bay Shoreline (inboard of Highway 1 and Sir Francis Drake – No development)
 4. San Quentin Prison property – 506 residential units (based on current land use designations)
 5. Novato Narrows – no additional development above what is currently permitted (agriculture).
 6. Tiburon Peninsula – existing development levels but not less than one unit per parcel.
 7. Strawberry and Marin City Shopping Centers – one residential unit per 1,000 square feet of nonresidential floor area in addition to current development.
- For nonresidential parcels not affected by any of the above criteria, remove half the potential additional development and convert to residential at the rate of one unit per every 1,000 square feet of nonresidential development removed.