

SAN GERONIMO VALLEY COMMUNITY PLAN

**Adopted by the Marin County Board of Supervisors
on
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PREFACE

The San Geronimo Valley Community Plan is intended to promote planning that respects and facilitates the sustained environmental health of natural systems and community well-being. The Community Plan is a document focused on community issues and is considered an integral part of the Marin Countywide Plan. Throughout the County, communities have participated in the formulation of their own local plans in order to produce a document which reflects the unique cultural, economic, and ecological values in each individual area.

The San Geronimo Valley is part of a large watershed located in the geographical center of Marin County (see Figure 1). San Geronimo Creek, surrounded by an abundance of vegetation, flows through the valley on a year round basis. Many minor and major tributaries drain from the surrounding ridgelines into the San Geronimo Creek, which feeds the Tomales Bay watershed.

The Coast Miwok were the first known to inhabit the Valley, followed by recipients of the Mexican land grants. The settlement of the Valley following the Mexican land grant in 1844 was governed by factors similar to development in the rest of Marin County. The building of railroads, the advent of motorized transportation, the completion of the Golden Gate Bridge in 1937, combined with the natural beauty of the area set the pattern of community development for the entire County as well as the San Geronimo Valley.

The settlement of the County, pressures for development and changes in state planning law precipitated the preparation of the first comprehensive Countywide Plan. Adopted in 1973, the Countywide Plan incorporated environmental protection measures consistent with state general plan regulations and zoning laws. Many local residents participated in the development of this planning document. The Countywide Plan encouraged the development of individual community plans and ensured that community residents would play an important role in shaping the future of their communities. It was apparent to Valley residents that the San Geronimo Valley Master Plan, adopted in 1961, was no longer the appropriate document to guide the future of the community.

Efforts to prepare a Community Plan began in 1972 with an opinion survey. The first San Geronimo Valley Community Plan was adopted in 1978 and amended in 1982. The most recent update of the plan also began with a community survey (undertaken in 1985). Despite the length of time which had passed between taking these surveys, community residents expressed similar views and interests in maintaining the rural character and village identities in the Valley. The objectives of this plan revision process include the desire to involve the entire community, obtain local community input, collect and disseminate information, and maintain an open discussion about the issues. The process for preparing the Community Plan and the eventual adoption of a revised plan by the Marin County Board of Supervisors can be simplified into the following seven basic tasks:

1. Community Survey and Workshops
2. Data Collection and Analysis
3. Preparation of a Community Plan
4. Community Review of the Plan
5. Revision and Preparation of a Draft Community Plan
6. Public hearings before the Planning Commission and the Board of Supervisors
7. Adoption of the Updated Community Plan

The Community Plan is based on inter-jurisdictional cooperation and assistance to the fullest extent possible. Through noticing, interviews, and the review of draft documents, the revision of the plan has been coordinated with the Marin County Community Development Agency, Marin County Open Space District, Department of Public Works, Golden Gate Bridge Highway and Transportation District, Marin Municipal Water District, Lagunitas School District, Pacific Gas and Electric, the County Fire Department, Sheriff's Department, and local community groups.

Figure 1. Location Map for the Valley

I. INTRODUCTION

A. PURPOSE AND LEGAL BASIS FOR THE COMMUNITY PLAN

The purpose of the San Geronimo Valley Community Plan is to define land use and conservation guidelines for planning decisions. The San Geronimo Valley Community Plan presents goals, objectives, policies, and programs designed to preserve the unique natural attributes of the Valley and its communities as well as the historical character of the built environment. The guidelines are used by the Community Development Agency staff, the County Planning Commission and the Board of Supervisors to review specific development proposals within the Valley. The Plan provides direction to property owners, community groups and interested individuals in formulating and reviewing new developments.

B. RELATIONSHIP TO OTHER PLANS AND DOCUMENTS

The San Geronimo Valley Community Plan is adopted as part of the Marin Countywide Plan and expands upon the policies and programs in that plan by providing more specific information about existing conditions, environmental issues, community character, and the constraints and opportunities for development. Issues related to the San Geronimo Valley which are discussed in the Countywide Plan are summarized in Appendix A. The San Geronimo Valley Community Plan is consistent with the Marin Countywide Plan.

In addition to the San Geronimo Valley Community Plan there are other planning documents and development codes which apply to the San Geronimo Valley community. These are the Marin Countywide Plan and the County Zoning Code (Title 22).

1. The Marin Countywide Plan

The Countywide Plan divides Marin into three environmental corridors (see Figure 1). The eastern portion of the County, the City-Centered Corridor, contains most of Marin's population in a series of cities, towns and unincorporated communities. The Inland Rural Corridor contains the majority of the County's agricultural land. The Coastal Recreation Corridor is characterized by the Golden Gate National Recreation Area, and Point Reyes National Seashore, as well as Mt. Tamalpais, Stinson Beach, and Tomales Bay State Parks. Within each of the three environmental corridors specific conservation areas are designated where special development restrictions and standards are established. The San Geronimo Valley Planning Area is located in the "Inland Rural Corridor" of Marin County, approximately seven miles from San Rafael and twenty miles from San Francisco.

The Countywide Plan (Community Development Element) contains a set of maps which establish land use designations for all of the unincorporated areas of the County. The San Geronimo Valley is characterized by a broad spectrum of land uses including commercial, residential, agriculture, and open space. Within each of the land use designations, specific zoning districts are designated.

2. The Zoning Code (Title 22)

Zoning for the San Geronimo Valley community is established in Title 22 of the Marin County Code. The zoning code is a detailed set of development regulations which are based on the Marin Countywide Plan land use designations described above. Within each zoning district, specific regulations are established for permitted and conditional land uses and development standards that establish regulations for maximum density and building height. The Zoning Code also contains provisions for the retention of important natural features such as ridgelines.

C. COMMUNITY GOALS

The San Geronimo Valley Community Plan builds upon the goals, policies, and implementation measures identified for the "Inland Rural Corridor" in the Marin Countywide Plan and provides more specific policies and programs for the San Geronimo Valley. Below are ten goals for the San Geronimo Valley which reflect both the overall goals of the Marin Countywide Plan and the goals of community residents:

1. PRESERVE AND ENHANCE THE VALLEY'S NATURAL RESOURCES AND RURAL SETTING.
2. ASSURE THAT THE TYPE AND AMOUNT OF GROWTH WILL BE CONSISTENT WITH MAINTAINING THE VALLEY'S RURAL CHARACTER AND PROMOTING A BALANCE OF ENVIRONMENTAL QUALITY WITH SUSTAINABLE COMMUNITY SERVICES AND FACILITIES.
3. ENCOURAGE AND PROTECT AGRICULTURAL ACTIVITIES AND THE AGRICULTURAL USE OF LAND.
4. ENABLE A HEALTHY LIFESTYLE THAT PROMOTES THE WELL BEING OF PEOPLE AND THE PHYSICAL SAFETY OF PEOPLE AND PROPERTY.
5. RETAIN THE EXISTING VILLAGE CHARACTER AND HERITAGE OF THE VALLEY AND PRESERVE THE VALLEY'S SOCIAL AND ECONOMIC DIVERSITY.
6. PRESERVE AND ENCOURAGE DIVERSE RECREATIONAL, CULTURAL, AND EDUCATIONAL OPPORTUNITIES FOR VALLEY RESIDENTS.
7. INCREASE USE OF RENEWABLE AND NON-POLLUTING ENERGY SOURCES AND ENCOURAGE SUSTAINABLE ENERGY SYSTEMS.
8. PROVIDE FOR A SAFE, WELL-MAINTAINED CIRCULATION SYSTEM, EMPHASIZING A DIVERSITY OF TRANSPORTATION MODES AND TRAIL SYSTEMS CONSISTENT WITH THE RURAL CHARACTER OF THE VALLEY.

9. PROMOTE A SUSTAINABLE LOCAL ECONOMY WHICH WILL BENEFIT PRESENT AND FUTURE GENERATIONS WITHOUT DETRIMENTALLY AFFECTING RESOURCES OR BIOLOGICAL SYSTEMS AND WHICH WILL RESULT IN BALANCED COMMUNITIES WHERE RESIDENTS HAVE OPPORTUNITIES TO ENJOY THE COMPONENTS OF A HIGH QUALITY OF LIFE; EMPLOYMENT, AFFORDABLE HOUSING, TRANSPORTATION, SERVICES, AND A HEALTHY PHYSICAL ENVIRONMENT.
10. INVOLVE EVERY ELEMENT OF THE VALLEY COMMUNITY IN ADDRESSING COMMUNITY CHOICES AND IMPLEMENTATION OF THIS COMMUNITY PLAN.

D. DEFINITION OF THE PLANNING AREAS AND SUBAREAS

San Geronimo Valley floor is relatively long (6 miles) and narrow (averaging 1/3 of a mile), extending from White's Hill on the east, which is the watershed divide, to the western end of the Valley where it constricts to a narrow canyon near the entrance to Samuel P. Taylor State Park. San Geronimo Creek flows through the length of the Valley before it joins Lagunitas Creek (at Shafter Bridge) and flows out to Tomales Bay.

In this unique community, four villages comprising 1,336 total acres (see Figure 2) are surrounded by more than 7,367 acres of both publicly owned and undeveloped privately owned land. Of the 7,367 acres, the Marin Municipal Water District owns approximately 2,250 acres and the Marin County Open Space District owns 2,620 acres. The villages of Woodacre, San Geronimo, Forest Knolls, and Lagunitas have maintained a rural style of development despite the proximity of the more suburban Upper Ross Valley, and increasing pressure for development.

The planning area encompasses approximately fourteen square miles, including both the developed San Geronimo Creek watershed that forms the Valley, and the undeveloped watershed areas of Big Carson Creek and Lagunitas Creek, which are owned and managed by the Marin Municipal Water District.

E. NATURAL SETTING

The natural setting of the San Geronimo Valley is a complex interweave of vegetative and wildlife communities existing within a well-defined watershed system. The planning area is characterized by the narrow ridges of steep walled valleys, north of Mount Tamalpais. The nature and vitality of this system is largely a function of the sensitive relationships that are established among plants, animals, the land, people, and the built environment.

F. ARCHAEOLOGICAL SITES

Archaeological surveys have revealed valuable information about the people who lived in "village communities" of San Geronimo Valley. These people, the Coastal Miwoks, utilized the land and its resources in harmony with their environment.

The County of Marin seeks to protect archaeological sites by County Ordinance (10.10.160) when they occur on public property. The master planning process protects such sites when they are located on private property. Many of the archaeological sites have been destroyed by development or looting. To ensure the protection of those sites which remain, their locations are kept confidential.

The Marin County Planning Department has a map showing potential or known sites which is reviewed prior to the initiation of any new development.

G. DEMOGRAPHICS

1. Population

The total population in the San Geronimo Valley Planning Area (census tract 1130) has grown from 2,952 in 1970 to an estimated 3,345 in 1990. Table 1 shows the estimated population and age distribution in the San Geronimo Valley in 1980 and 1990.

Table 1
San Geronimo Valley
Population and Age Distribution

Age	1980	1990
Under 5 years	215	220
5 - 19	693	599
20 - 44	1,666	1,617
45 - 64	438	704
Over 65	188	205
Total	3,200	3,345

Source: 1980 and 1990 Census (Tract 1130)

The 1990 population estimates are from the data collected by the Census Bureau. Nationwide, the 1990 census experienced difficulties in collecting data and this resulted in undercounting many areas. The undercount was a particular problem in areas like San Geronimo which rely on post office boxes for mail delivery. While other methods exist for estimating total population, age-specific estimates are difficult to obtain for such a small community. The land use chapter of this plan contains estimates of the existing number of homes in 1995. This can be used to estimate population by multiplying by an estimated persons per household. The Planning Department estimates 1,566 homes (2.43 pph) would result in a 1995 population of 3,805. This number is relatively high in relation to the number of units constructed in the past 5 years and would suggest that the 1990 estimate may be low.

2. Housing

Many houses in San Geronimo Valley were built as summer retreats and only since the 1940s were they settled by permanent residents. Zoning and land use patterns indicate that the Valley is basically an area of individually designed single-family residences. According to the 1990 Census, there were 1,394 occupied housing units in the Valley. Eight-five percent (1,247 units) were single-family residences, 103 had two or more units at a single address, and 44 were mobile homes (or other type of residence). It is likely that this estimate of housing units is low. Community Development Agency records indicate that there were approximately 1,566 housing units in the Valley in 1995.

SAN GERONIMO VALLEY VILLAGES

(Figure 2)

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II. HISTORY

Valley Prehistory

The history of San Geronimo Valley did not begin with European settlers or even with the first human beings, but with the land itself. The vast collision of two ancient continents, the Pacific and the North American tectonic plates, molded valleys and pushed up ridges along the great grinding edge where these two masses of the earth's crust met.

Twelve thousand years ago, as the last Ice Age was ending in the Valley, like the rest of the New World, had an abundance of large mammals. Giant ground sloths, mastodons, bison, native American horses, relatives of the camels and llamas, saber-toothed cats, short-faced cave bears, and dire wolves roamed here before the Valley's meadows ever felt human footsteps. In little more than 1,000 years after the arrival of the first humans, this abundance was gone. A total of 35 genera of large North American mammals became extinct. The twelve genera that survived to modern times had begun their association with humans in the Old World. Evidence has steadily accumulated that humans played the key role in this great post-Pleistocene extinction.

The oldest archaeological evidence of human beings in the greater Bay Area is about 10,000 years old. Despite extinctions, the Bay Area still offered an abundance of wildlife. In 1776, while the Declaration of Independence was being signed on the Atlantic Coast, San Geronimo Valley was a Garden of Eden in the wilderness that was California. Elk drifted in herds of hundreds, perhaps thousands, on the hills above Spirit Rock and Flander's Ranch. Grizzlies, some of the biggest in the world, scooped salmon from free-flowing creeks. Kettles of condors with 12-foot wingspans wheeled above a mountain lion's kill on Mount Barnabe. A family of cinnamon teal flashed up from the marshes at the foot of White's Hill. An otter frolicked in the sun-dapples on Creamery Creek. Quail roamed in coveys of as many as 500 birds. Wildflowers by the thousands splashed the hills in spring, and the hills stayed green all year round, clothed in mounds of native perennial bunchgrasses that protected the soil in even the hardest winter rains. A few families of hunter-gathers lived peacefully amidst it all.

The grassy meadows of Marin County felt the first touch of a human foot at least 3,500 years ago. Initially, an occasional hunter may have wandered into San Geronimo Valley. Later whole families came here to camp out for the fall acorn harvest or the winter salmon run. While there is no written history of these first inhabitants, archeological evidence and the memories of their descendants give us a glimpse into their lives.

The first people who lived here had no tribes, no ruling chiefs and no armies. They lived in groups of no more than 30 or 40 people, in large extended families or bands. They had the most democratic of all governing styles. They made decisions by debating and persuading for hours, or even days, until everyone felt satisfied. The oldest and most respected men and women were listened to more than others, and were leaders in the dance or the hunt, but no one could force the rest of the group to obey anyone against their will.

The men wore no clothes and thick calluses on the soles of their feet made shoes unnecessary. They carried wooden bows and otter-skin quivers. Otherwise, their only adornment was long glossy black hair, carefully oiled and arranged in fine nets of wild iris fibers, each in his own individual style with colorful bird feathers or abalone shell pendants.

The women carried long cone-shaped baskets supported by leather straps across their foreheads. They wore short, two-piece skirts of deerskin and soft basketry caps skillfully woven with black and russet-red patterns of rattlesnake or quail.

The sheltered Valley offered abundant herds of elk for hunting, towering stands of Valley Oaks for cipa acorn bread, purple holane huckleberries, and rivers teeming with salmon. The people had an integral knowledge of the land. Every rock and ridge and tree had its name and its story. A girl old enough to talk well already had sophisticated knowledge of about 50 species of native plants by their names and their uses, or their dangers. Young boys focused most of their energy on watching and learning about the animals around them, dreaming and singing and dancing the movements of the wild deer until they knew deer so well that early French explorers in the area wrote about native hunters moving in the midst of a wild herd so comfortably that the Frenchmen could not tell who were the hunters and who were the deer.

The land provided everything that the few families that lived here needed, with the exception of obsidian for sharp tools which they bartered for with traveling traders from northern bands. In just two or three hours a day, a man and a woman could provide everything that their family needed to survive. The rest of their time was spent in pleasurable pursuits: playing with their children, sweating in the village sauna, storytelling, word-play and rhyme-making, singing and dancing, swimming, dreaming and in intricate gambling games. They wove some of the finest baskets that the world has ever known, capable of holding water.

Like us they had their fears as well as their joys. They feared the bad magic that could make a person's life spirit grow weak. They feared the cold, wet fogs that brought sickness. They especially feared the enormous grizzly bears that were the dominant creatures of the valley. They treated their frequent toothaches with wild poppies. They feared hunger, gossip, shame, and, like every parent, they worried about their children.

The ceremonial life revolved around their community dance houses which many anthropologists feel were Native California's most complex architectural achievement. The pit house was usually dug in the spring before the warm weather hardened the ground and was generally 15 feet across. Posts and radiating beams framed the ceiling, followed by tule mats over small sticks. Then freshly excavated soil would be smoothed over the entire structure so that only a smoke hole remained. A notched ladder would descend from the smoke hole for the entrance. The most unique aspect of the structure was that within a very short time, new foliage would sprout atop the house, blending it in completely with its surroundings.

They did not own the land on which they lived; the land owned them. One family might own the right to gather seeds or dig roots in a certain meadow, while another family might own the right to hunt deer there, but no one owned the land itself. The band had a permanent home camp, but moved through the orderly seasons between various hunting or acorn-harvesting or fishing camps. Every once in a while, when the land began to feel tired or unhealthy, the home camp would be burned, and the entire group would move to build a new home camp farther off. When they moved on, the nutritious wild lily bulbs had a chance to grow thick again, and the elk to grow plentiful. They also left sickness behind them. In a generation, they might return in this circular wandering to rebuild their huts at the old home camp again, but would find the place clean of disease, and the plant and animal life of the area renewed again. The land kept them alive, providing all that they felt they needed to make good lives. They, in their turn, kept the land alive by not taking too much. Their lives were well-ordered, structured by complex rules that shaped ideas about where to hunt, about when to make babies, and how to behave with

neighboring groups. These rules resulted in keeping population levels low and stable, and human groups spread out instead of tightly clustered in one area.

Everyone learned stories when they were children about how coyote broke the rules, and everyone knew the terrible things that could happen when they were broken. In this way, the native people of the Valley, as in all of central California, built stable cultures so successful that they were able to survive and thrive for many thousands of years without any need for change.

When early European explorers asked who they were, the native people of this valley shook their heads at the rudeness and ignorance of the question and responded simply Sata-ko, "We are the human beings of this Valley, the people that belong to this place we call Sata." The tall mountain that formed the great wall of their world they called simply Tamal-pies, "The land by the bay-mountain." The more scholarly of the early European explorers called the people Indians or Native Americans, or the Coast Miwok.

The fate of these early Valley inhabitants is not recorded in history. We do know that they were used as laborers (probably unpaid) by early settlers. Like most Native Americans, they were probably driven off their land, forced into Missions, and many died of disease.

Miwok is a Sierra Miwok term for "people". Because the Sierra Miwok speak a language closely related to the language of Marin County, the people of this place were labeled the Coast Miwok by early linguists.

Early Pioneers

The first white settlers of San Geronimo were the loggers and ranchers, exploiting the land for its various resources. Rafael Cacho, a military man and friend to General Vallejo was the first to actually hold title to the pristine valley. On February 12, 1844, he was granted the Rancho Canada de San Geronimo (The Valley of St. Jerome) for his loyal service. He lived here with his wife and children grazing cattle and horses before his finances forced a sale in 1846.

Lieutenant Joseph Warren Revere, the grandson of Paul Revere purchased the Valley for \$1,000 and interest in a very small ranch in Napa. General Vallejo owed Revere a political favor. It was Revere who had released the beleaguered general from imprisonment at Sutter's Fort. Revere had discovered the Valley while elk hunting and immediately determined to make it his own. "The Canada (hollow, or vale) of San Geronimo is one of the loveliest valleys in California," he wrote, "shut in by lofty hills, the sides of which are covered with redwood forests, and pines of several kinds, and interspersed with many flowering trees and shrubs peculiar to the County. Through it flows a copious stream, fed by the mountain brooks; and the soil in the bottomlands is so prolific, that a hundred bushels of wheat to the acre can be raised with the rudest cultivation, and other crops in corresponding abundance."

After driving his herd of 500 wild, long horned cattle to the Mother Lode for sale to hungry mining camps, Revere returned to the Valley to turn to crop production. "I set to work at San Geronimo with about a score of Indians; and having scratched up with the rude ploughs of the country about 15 acres of ground, and enclosed it with a brush fence, I set out for San Francisco to procure seed for planting.

"Among the ships in harbor, I found an old friend of other days in command of a brig from Honolulu, sitting in solitary state in his cabin, his crew having left him. From him I obtained a

few barrels of potatoes which he had among his stores - poor and small, it is true, but the only ones to be had. And with this prize seed, I returned to San Geronimo, where I planted the precious seed in the enclosure.

"My crops turned out beyond my most sanguine expectations. I had the satisfaction of reaping a splendid harvest, which I disposed of at high prices. The small seed potatoes, no larger than a walnut, which I planted, produced at least twenty-fold. And the improvement in quality over the seed was really wonderful. The virgin soil of pure vegetable humus so nourished and stimulated their growth, that I had several hundred bushels of potatoes in the crop at one real (12 1/2 cents) per pound, which was the market price, fully repaid the expense and trouble of planting."

Revere only kept his holdings for four years and then sold them to Rodman Price for \$7,500. Rodman went home to New Jersey where he was elected Governor and hired Lorenzo White, a 49er (gold miner not football player) to handle the cattle ranch. For many years, the Valley was known as White's Valley; Whites Hill still bears his name.

The precious valley was traded numerous times. Rodman's brother Francis bought the property, then the brothers mortgaged it to Henry Ward Hall who won it in foreclosure. Hall's son Sam came west for the gold and went into partnership with Price and made their fortune forming a mercantile and auction house.

Samuel Ward's youngest daughter, Anne, was married to Adolph Mailliard, another Valley resident with blood ties to an historical figure. Adolph's father was the son of Louis Mailliard, "natural son" of Joseph Bonaparte, King of Spain and Naples and elder brother of the infamous Napoleon. After exile from Spain, it was Louis' job to retrieve a hidden strong box full of the family jewels from Switzerland and spirit the treasure to their new home in New Jersey. This strong box is now in Woodacre with Bonaparte and Mailliard stenciled on it.

Anne had inherited the San Geronimo property, but her brother Sam had squandered his father's holdings. In 1854, to celebrate the birth of his son Joseph, Adolph Mailliard purchased the San Geronimo Valley for \$50,000, a mighty sum considering it could be had a mere ten years earlier for \$1,000 (and we thought we had inflation problems).

The Mailliards set out to build a grand estate. They sited their home next to Castle Rock in Woodacre, with a house of 18 rooms and 11 fireplaces. Her aunt described it as "an unremarkable house with a deep verandah all around and small rooms with high ceilings." Her sisters pitied her isolation and visitors from the East "were to wonder how Annie could put up with straw matting on her floors, awkward servants and austere furniture, but she did."

In fact, Annie loved her house and her Valley and indeed refused to ever leave. While the sons scaled Castle Rock and hunted coyote and bear in the redwoods, Adolph set about building up his holdings. He built three dairy barns and later a creamery that was hailed by the local paper as one of the finest in the county. He also raised thoroughbred race horses, including the famous Joe Hooker.

Mailliard was having financial troubles. Building the ranch had been expensive. To make matters worse, a New York bank mishandled and lost the money from the sale of his San Rafael property and the horses had been auctioned at very low prices. When he needed cash he sold timber. Worried about losing his estate, he transferred 770 acres to Annie's name and borrowed \$20,000 from James and Thomas Roy. He finally settled that debt in 1877 by giving them 420

acres. (The bulk of this acreage is now known as Roy's Redwoods and is owned by the Marin County Open Space District. It harbors some of the tallest redwoods in Marin County. The Roy House, which stood next to the duck pond on the golf course, was moved to Nicasio in 1981 for the filming of "Shoot the Moon".)

In a last ditch effort to keep his ranch, Mailliard mortgaged it to his uncle, Prince Napoleon Charles Bonaparte, and put all of his hopes into his gold mine, located somewhere on the present French Ranch. This proved a grave disappointment. After an investment of \$125,000 and one setback after another, the mine never did give up its treasure, if there was any.

In 1886, Annie's uncle John Ward died leaving her enough money to pay off all the debts. She put all the property in her name and nine years later died of breast cancer in the home she loved so dearly. Her husband died a year later. The home was later turned into the Woodacre Improvement Club in 1924. The lodge burned in 1958 and was later rebuilt where it still serves as a swim and tennis club, with a senior room, kitchen, and hall for public events.

Famous Visitors We Have Known

The Mailliards had several famous guests. Alexander Graham Bell brought his invention with him in a suitcase and hooked up the first telephone in California. It went from the big house to the cow barn, the Middle Ranch near San Geronimo and the Lower Ranch at the end of Arroyo Road in Lagunitas. He used the top barbed wire on the railroad fences as the telephone wires. Thomas Roy, who never much cared for any of those new fangled things, is said to have attempted to sabotage the project by clipping the wires on the fence posts.

Annie's sister, Julia Ward Howe, author of "The Battle Hymn of the Republic" an active abolitionist and suffragette, would often enjoy relaxing in the Valley in the midst of a speaking tour. In an item of the Marin County Journal, June 14, 1888:

"Mrs. Julia Ward Howe, as is known, is staying for some time with her sister Mrs. Mailliard at San Geronimo. The children of San Geronimo district were promised a visit on Thursday afternoon. In honor of her coming, they spent the noon hour getting flowers to decorate the school room. The grown people wanted to see her too, so when she arrived the room was well filled.

"The children welcomed her, then sang "The Battle Hymn of the Republic." Mrs. Howe looked at their copy books, listened to reading and some recitation, then gave them a little talk about her childhood days, told them anecdotes of Longfellow, encouraged them in their studies and to take pains with their writing so that it might be easy to read. At the close, two children presented her with baskets of flowers, one from the gardens and another from the field."

A Time of Growth

In the nineteenth century, San Geronimo's population was solidly centered around its many industries. Many paper mills dotted the creek while much of the old growth was felled for lumber. Samuel P. Taylor's mill is probably the best known of these. Pacific Powder Works was started in 1865, just down the creek from Taylor's operations. It was destroyed by an explosion in 1844, was rebuilt and finally folded in 1880.

Other enterprises included a fur tannery opened in 1886, the ill-conceived gold mine west of San Geronimo Station in 1874 and a shingle mill at the foot of Nicasio Hill in 1877. One paper mill, built in 1856 made newsprint from old rags and sacks.

Most of the populace were workers, living in rugged camps. But as more and more settlers came, the Pedrini Brothers put up the first "shopping center" in the county at the site of the present Lagunitas Post Office. It consisted of a lumberyard, grocery store, dance hall and lodge. By the early 1900s an ice cream parlor and candy store was added.

In 1868, the Tamalpais Water Company was incorporated by Charles W. Howards and James Shafter to supply water from eight springs and Lagunitas Creek to San Geronimo Valley. This water system was later operated by Mailliard Estates and was called Lagunitas Water Company. The springs in the valley produced 120,000 gallons of water per day. In 1873 the Lagunitas Dam was completed on Paper Mill Creek. After the Mailliard Estates were sold to the Lagunitas Development Company, the water company was called San Geronimo Valley Water Company and continued as such until 1951, when the Marin Municipal Water District absorbed it into their system. The local springs and intakes continued to supply the Valley until 1963 when they were abandoned by MMWD and the Valley was supplied from their system of lakes.

The first post office was established at San Geronimo in 1895. Lagunitas followed in 1906, then Forest Knolls in 1916 and the last in Woodacre in 1925. Telephone service started in 1920, using hand cranked magneto wall phones. The telephone company serviced the telephone lines only to Manor, so that subscribers had to climb poles and service the lines to the Valley. The magneto type telephones continued to be used until dial phones were installed in 1948.

In 1903, the Mailliard children parceled 40 lots facing the train tracks on Railroad Avenue. They built some cottages and a grocery store and hired Edwin B. Gardner to manage the lots. He was not only the tract manager, but also served as Justice of the Peace, Postmaster, store keeper, school trustee, water works manager, and first chief of the Tamalpais Forest Fire District. The Lagunitas Development Company bought out the Mailliards in 1912 and laid out the Woodacre and San Geronimo tracts in 1913 and Forest Knolls in 1914. San Geronimo had 20 families in 1925 that "swelled to 30" in the summer.

Most of San Geronimo Valley was used for summer homes, probably bought by the campers who had been coming for vacations over the years. Travel time by train from San Francisco was 1 hour and 30 minutes. There were two commute trains mornings and evenings, a mid-day freight with a coach on the rear and electric trains arriving and leaving Manor every half hour. Those were the days of public transit.

After the opening of the Golden Gate Bridge and the coming of World War II when shipyard workers needed housing, summer cabins became permanent residences. This new dawning of civilization brought churches and schools to the Valley. Actually, the first public school was at the Roy Ranch in the 1870s. A new school was built on West Cintura near Charles Lane in Lagunitas and still stands as a private residence.

In 1924, to accommodate a growing population, a large Lagunitas School was built on Sir Francis Drake in San Geronimo. The Spanish mission-styled building served the Valley children until a larger school was built in the 1950s. In 1967 the San Geronimo School was built east of Larsen Creek and the old Spanish school was abandoned. It was soon made into an Art Center and still serves the Valley as the Cultural Center.

In 1939, a fire lookout was built on Dickson Lookout on Mount Barnabe. The lookout was named for Fred W. Dickson, donor of the land and Mt. Barnabe was named for Samuel P. Taylor's mule. In 1941, the County of Marin took over the Tamalpais Forest Fire District keeping the headquarters located in Woodacre.

The Tales of White's Hill

Nineteenth century West Marin was the political and economic equal of East Marin. White's Hill was the barrier to be breached to merge the two halves of the county. The earliest trail on record was the 1840's cart trail of Indian and Spanish origin. The county replaced the trail with the Olema to San Rafael stage road in 1865. Judge Al Barney described the new grade as being "very easy and of sufficient width to allow teams to pass without any trouble whatever..." But many years later, motorists would find the road so steep they had to drive their Model T's up in reverse.

The North Pacific Coast Railroad (NPCRR) laid narrow gauge tracks over and through the pass in 1873-4. The work was done by hand, the Chinese laborers armed with only pickaxes, shovels and wheelbarrows, building trestles and boring tunnels. Remaining sections of their handiwork can be seen on the Spirit Rock property, Flanders Ranch, Little Bulltail and Tamalpais School District. The rest having been bulldozed, widened, built upon or paved.

Two tunnels were bored into the hill, both called Roy's tunnel. The first was 370 feet long and was later abandoned because the grade was too steep. The second was 1,250 feet long and opened up to the western view of the sweeping vistas of San Geronimo. Soon, thousands were making the trek from San Francisco to enjoy the wild timberlands of West Marin where hunting and fishing were plentiful.

Many a tale was spun about the old railroad, but none so chilling as the story of the old Irishman, Mahoney, an engineer for the railroad. A 1928 magazine, "Headlight" published by the Northwestern Pacific, spins the yarn of how old Mahoney had only one treasure in his life - his young and dutiful daughter. It seems a youth working in the wood gang ruined the girl and the subsequent death of both her and her bastard daughter outraged the father. He swore by all the Saints in Heaven that he would some day get the scoundrel. The railroad was abandoned in 1904, but on those dark grey nights, when the skies would fill with rain and thunder, one could hear the engine of old Mahoney, chugging up the hill, looking for his daughter's suitor with murder on his mind.

The narrow gauge was replaced in 1904 with the more modern broad gauge and was renamed the North Western Pacific. A 3,200 foot tunnel was bored through from Bothin to the Mailliard ranch in Woodacre and the old tracks were shut down. The railroad ran until 1933, when Northwestern Pacific shut down the service.

By this time a brand new concrete highway had been completed along Sir Francis Drake, but White's Hill was still the weak link. Following the old 1865 stage road over the pass they used asphalt instead of concrete because the ground was too unstable. But the grade was still a severe 12 percent. With the tunnel abandoned, some San Geronimo residents raised the idea of converting the tunnel to a highway passage. It would not only eliminate the difficult and dangerous climb but would serve to increase growth in the valley, at that time a popular notion (how the times do change!).

However, the price tag put that notion to rest. It would cost between \$330,000 to \$600,000 to line the tunnel, and only \$100,000 to rebuild the road. If they had only known how many millions would be spent over the years, they might have gone with the more expensive solution. As it was, County Surveyor Rodney E. Messner laid out a dramatic new route of 7 1/2 percent grade, slashing and filling all the way. They cut a deep sixty foot slice out of the summit, insisting that "the easy slopes on both sides will, engineers believe, prevent sliding to close the road during winter rains..."

A grand old party was held for the road's opening in 1938, with all the fanfare and ribbon cutting followed by barbecue lamb served in Bate's Grove in Woodacre. The celebration was quite a to-do and very temporary. A 138 foot monster fill near the summit was already sinking and within three weeks had dropped two feet. The fill kept sinking into "what has thus far proven a bottomless abyss" (the layers of asphalt on the road are now many yards thick). When the winter rains came, the hill slid onto the road bank, and by 1940 the road was closed. The Bothin tunnel was reopened for temporary traffic while they began the year-long process of rebuilding the road. Public Works has been rebuilding it ever since.

In 1994, the county spent \$1,000,000 taking down the worst slide, inserting drainage and putting it all back together. That winter was the wettest in over ten years and for the first time, the slide held firm. Unfortunately, the other side of the road slumped and cracked. Perhaps that tunnel was not so expensive after all. Still, had the tunnel and subsequent highway been built, development would have taken over the Valley, and it would not be the pastoral environment that it is today.

For a Good Time...

When Samuel P. Taylor built his papermill on the banks of the creek he also opened up his land to campers, anglers, and hunters alike. In 1884 his son, James I. Taylor, opened the Camp Taylor Hotel and business was soon booming. By 1889, the rush was so great that over 300 applications had to be placed on file. By the Fourth of July, the colony had reached over 800, and including visitors, it was estimated that over 1000 people were in and about Camp Taylor.

The camps were wooden frames and shake roofs, with a wooden floor set 10-12 inches above ground level. Heavy canvas sides made them into comfortable summer homes. Guests took their meals at the hotel although many chose to "rough it" with their own grub, pitching tents on the ground. Forty years later, with the railroad packing them in by the hundreds, residents would complain of "half naked revelers running through the woods." Rumor has it that bordellos could be found tucked into the trees. Forty years after that, San Francisco flower children would set up camps in the hills of San Geronimo, much to the horror of local residents. Janis Joplin and members of her band Big Brother and the Holding Company, Quicksilver, the Grateful Dead, Sons of Champlin, Joy of Cooking, and Van Morrison would all set up housekeeping in the Valley. Some would stay and become valued members of the community.

As the Valley grew up in the early part of the century, so did night spots and dance halls. Chief Kelly and his Cliff Dwellers¹ played for dances at the old Forest Knolls Dance Hall located on the hillside about 200 yards past Tamal Road. Those attending the dances had to walk up a long stairway extending from the highway up to the hall.

¹The long hike up the stairway to the dance hall prompted many to chide Kelly to rename his band the "Cliff Dwellers".

According to Jack Barnes, "Some dances attracted an unruly crowd and degenerated into some knock down drag out occasions. Chief Kelley had the operators put a chicken wire guard to protect the band from flying bottles and other debris." Local Constable, "Jim" Armstrong, tried his best to keep order but, in many instances, frequent outbursts of revelry provoked confrontations that exceeded his efforts to maintain control.

The hillside dance hall burned down in the mid 30s. However, in 1937 long time Marinite, "Tony" Esposito, entered into a contract with "Al" Williams well known Woodacre contractor to build the present building or pavilion located on the corner of Tamal Road and Sir Francis Drake Highway. Esposito operated the pavilion as a dance hall for quite a number of years. Well operated with the hiring of popular dance bands and strict rules of behavior properly enforced, the dances attracted a considerable following, especially during the winter months. Esposito finally sold out to "Pop" Rafferty who eventually sold out to Frank and Grace Zanolini. They continued on with the dances; however, attendance fell off to the extent that operating expenses exceeded income and the dances were ended. Since then, the structure has been the scene of various ventures and operations. But the structure has survived the ravages of time and serves as a fitting tribute to the Valley's master builder, "Al" Williams who really knew how to build 'em."

Down the road in Lagunitas, the Mariposa brought weekend entertainment for Valley teens until it was finally torn down in 1953. Pat Decker's parents met there and later bought the property in the early forties. They built Spec McCauliff's Irish Coffee which became a regular hangout and extended living room until it, too, burned down in January 1983.

Recent History

After World War II, a building boom came to Marin County. Highway 101 was widened and the routing of Sir Francis Drake Boulevard was changed and came down the middle of the Valley bypassing Woodacre. The old SFD alignment became San Geronimo Valley Drive. MMWD constructed a water treatment plant in a beautiful meadow in the anticipation of new construction.

The County Planning Director devised the "Planned Community" concept that was considered in advance of the time. It required that large development proposals provide for the needs of a potential population, including site plans for schools, commercial facilities, and roadways.

The San Geronimo Valley Association of Businessmen became the San Geronimo Valley Association in 1952. In 1959, residents became concerned that undeveloped lands then being consolidated under one ownership were about to be subdivided. The Association called for a Master Plan for the Valley and joined with other organizations to establish the principles for planning in the Valley.

The Planned Community District for San Geronimo Valley was created in April 1961. Five months later, Coleman Associates working with the County Planning Department, a small group of residents and the Lagunitas Development Company presented a Master Plan adopted in August 1961. It envisioned 20,000 people and 5,000 homes that would cover the hillsides all the way up to and around Kent Lake. The land around Spirit Rock would house a Civic Center, fire station, shopping center, heliport and multi-family residential homes. A major freeway was to come through the Valley from San Anselmo with an interchange that crossed Roy's Redwoods into Nicasio.

In 1962 the Tamalpais School District condemned 47 acres of land east of Flanders' homes for a high school site. A junior high and six K-6 grade schools were also in the plan, two of them along the side of Pine Mountain Truck Road on San Geronimo Ridge.

Over sixty building permits were issued over the next couple of years but a grassroots conservation movement was emerging in Marin. The highway which was to cut through the Ross and San Geronimo Valleys was defeated, and this dramatically slowed development. The golf course was built in 1965 and tried to sell 400 subscriptions for \$2,500 each. When unsuccessful, they contracted to have it opened for public use. In 1967, the Lagunitas Development Company created a 15 parcel subdivision on San Geronimo Valley Drive - but only 7 homes were built over the next 10 years.

During the early 70s a new Countywide Plan was proposed that emphasized low density, preservation of open space, rural areas and agriculture. Lagunitas School Trustee Gary Giacomini was elected county supervisor in 1972 as a supporter of the new plan.

At the same time an Open Space bond measure was passed by Marin voters which later resulted in the 1977 purchase of 300 acres of Roy's Redwoods.

Meanwhile, the Community Plan adopted in 1961 was still in effect and was inconsistent with the policies in the 1973 Countywide Plan. Community residents formed an ad-hoc Planning Group and began the process of updating the San Geronimo Valley Community Plan. The San Geronimo Valley Association was also active in this plan update process. The new Community Plan significantly reduced development potential and set boundaries around the four villages. The remaining land outside the village areas would be preserved as open space, agricultural lands, and allow only a spattering of housing.

The plan was adopted in January 1978 and the San Geronimo Valley Planning Group incorporated in 1979 to continue monitoring growth and development in the Valley. The San Geronimo Valley Association incorporated as the San Geronimo Valley Property Owners Association, Inc. and continues to be active on issues important to property owners.

In the early 1970s, while one group was busy instigating the new Community Plan and another was establishing the Art Center, a group of parents lobbied the school board to establish an Open Classroom within the district. Many of the old-timers rebelled, calling for stricter curriculum instead. A heated battle ensued at the school board elections and Richard Sloane - a proponent of the Open Classroom - emerged victorious. While the election tipped the balance, it was the willingness to be inclusive that won the day. Both groups got their programs added to the regular curriculum and the Lagunitas School District became the first to offer three separate programs in a public school.

Later in the early 80s, a new group of parents fought for and won the right to establish a public Montessori program. The district is now famous for its three programs and has the largest number of interdistrict transfer applications in the county. Each program has its own parent group that support the teachers in the classrooms and does fundraising. All programs come together every year for the annual Valley Visions where people open up their homes offering scrumptious gourmet dinners in an informal setting followed by a boisterous dance to live music at the golf course club house.

Other projects in the 70s included the building of the Forest Knolls Park, The Valley Players Theater Company, a food co-op, community gardens and the annual Christmas Faire at the Art Center. In 1982, the historical school building which housed the Art Center was restored. Soon the Art Center evolved into the San Geronimo Valley Cultural Center with human services, visual arts, performing arts and literary arts programs. Local artists grouped together for shows, and well-heeled folk singers, both professionals and amateurs, found themselves an audience.

One of the Valley's oldest organizations is the San Geronimo Valley Lions Club, established in 1958. The Lions Club provides financial and active support for schools, payment for eye care and sight problems, annual blood drives as well as financial and active support for community betterment programs.

In the 1980's childcare needs spawned Community Alliance which offers afterschool programs, summer camps and childcare coordination. They also began the children's theater program which has boasted highly professional productions and growing artistic achievement for the youth of the Valley.

In the early 1990's, a new form of agriculture sprang up, the commercial outgrowth of home and community gardens. A tomato farm began on Arroyo Road and atop Mount Barnabe, CSA (Community Supported Agriculture) was born, serving fresh organic produce to its members for nine months of the year.

Development since the 1978 Plan

Soon after the adoption of the Community Plan, a major subdivision was submitted to the county. Developer's Sid Hendricks and Dennis Horne planned 165 homes on their 1,600 acres located on the south side of the Valley from Woodacre to Forest Knolls, all the way to the ridges and beyond. After a great deal of public input and negotiations, a Master Plan was adopted in 1983 that would allow 117 homes to be built with a "window" for 17 more provided septic conditions could be met. 1,200 acres were to be dedicated to public open space, with community trail connections, a five mile long ridge trail and a housing site for seniors. A new road was paved into the hills of San Geronimo and another into Bates Canyon in Woodacre.

In the first phase, 25 improved sites were created but by 1995 none were sold. The Marin County Open Space District then stepped in and purchased all of the remaining property (1,300 acres) using county open space funds and a grant from the Marin Community Foundation. A dozen possible homesites were retained by the property owners.

In 1985, an agreement was reached with the community that brought an additional 30 acres of open space on the ridge separating the San Geronimo School from the back nine of the golf course. This is now known as the Maurice Thorner Open Space.

In the mid 1980's, the 411 acre Spirit Rock property was sold to Insight Meditation West. IMW dedicated lands to the Open Space District which were added to Roy's Redwoods. In addition, much of that property is preserved for agriculture under as an easement to MALT. IMW now operates the popular Spirit Rock Meditation Center which will ultimately include residential retreats.

In 1985, the County Wide Trails Plan was adopted, giving a basis for preserving all designated fireroads and trails on the ridges encircling the Valley. Connections to the ridges from each

village were anticipated, as well as trail connections to Loma Alta Open Space and Samuel P. Taylor Park.

In 1995, a Master Plan was approved for the French Ranch property just west of the school and wrapping around the back nine of the golf course to Nicasio Road. In August, 1997 the Board of Supervisors approved a Master Plan Amendment Precise Development Plan and Vesting Tentative Map. The final plan was an outcome of a negotiated agreement between the developer and key community organizations. The negotiations resulted in a reduction in the size of the building envelopes and in the size of the homes. The adopted plan allows for 33 (which included 7 density bonus units) dwelling units, 463 acres of public open space, a new community trail, diversity of clustered housing, a public equestrian facility, protection of the school viewsheds and three affordable units, one or more of which may be designated for seniors. An on-site waste treatment facility to be shared with the neighboring school district is also part of the plan.

The San Geronimo Valley is a remarkable place. Its' grassy hillsides, deep wooded canyons and running streams still remain. Much of the wildlife has been hunted or driven away, but foxes, bobcats, and mountain lions still roam the ridges. As other communities suffer from the alienation of modern society, the Valley still harbors that community spirit where people take responsibility for the events and needs of the neighborhoods. People have a sense of belonging and an identification to place. We honor each other with tolerance and respect for diversity. Above all, we honor the land and strive to preserve as much of it as possible in its natural state.

Originally researched by Jack Mason, Betty Gardner and Dewey Livingston. Miwok history was compiled by Tina Noble, the rest compiled by Wendi Kallins.

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III. ENVIRONMENTAL RESOURCES

A. INTRODUCTION

This section of the Community Plan describes the natural and cultural resources of the San Geronimo Valley and sets forth objectives, policies and programs designed to protect the environment. Environmental issues discussed in this section include: vegetation, streamside environments, visual resources, natural resources for protection, agriculture, energy conservation, and noise.

The two major physical features are the San Geronimo Valley watershed (see Figure 3) and the Big Carson Creek watershed comprising the eastern portion of Kent Lake. Most tributary streams are small and intermittent; however, many are year-round streams such as Creamery Creek, Lagunitas Creek, Tamal Creek, and Alta Creek.

The two principal east-west ridges have a relief of about 1,000 feet between the Valley floor and the ridgetops. The Valley's northern ridge crest extends five miles eastward from Barnabe Mountain to merge with Loma Alta. The northern slopes are mainly grassy pastures with intermittent stands of small oaks and brush in the ravines. In contrast, the southern side of San Geronimo Valley from White's Hill west to Lagunitas Creek is characterized by steep, densely forested slopes and a flat-crested ridge with open meadows and woodlands.

Climatic conditions vary considerably, with the western portion more influenced by cool coastal fogs than the eastern portion. The elevation of the Valley floor (about 200 feet above sea level) results in cooler winter temperatures than the eastern corridor or the coastal corridor, both of which are moderated by the proximity to the San Francisco Bay and the Pacific Ocean respectively. Average Summer temperatures range from 60 to 85 degrees Fahrenheit. The rainy season extends from mid-October to May, with the heaviest rainfall occurring from mid-November to mid-March. Prevailing winds are from the west.

One of the most prominent natural features of the Valley is the San Geronimo Creek stream system which is part of the greater Lagunitas watershed that drains to Tomales Bay. San Geronimo Creek flows west five and one half miles through San Geronimo Valley to its confluence with Lagunitas Creek. Clusters of streamside homes border San Geronimo Creek in Lagunitas, Forest Knolls, and San Geronimo. Eleven tributary streams, flowing a combined distance of eighteen miles, start in the narrow, steep canyons and flow into San Geronimo Creek through the Valley.

The predominant natural resource values in the community include biotic resources, including vegetation and wildlife habitats; the stream system, which provides both functional (drainage and flood control) and aesthetic benefits; and scenic resources created by natural amenities such as hillside topography, and significant vegetation.

B. VEGETATION

The San Geronimo Valley consists of three general areas: the Valley floor, the north-facing slopes, and the south-facing slopes. Within these areas, five major vegetative communities exist. The specific location of each community is dependent on topography, geology, and micro-climates. The major vegetative communities are described below:

- Hardwood forest. The hardwood forest consists primarily of tan oak, live oak, bay, madrone, and maple, with a dense understory of shrubs including ferns and poison oak.
- Coniferous forest. The coniferous forest is characterized by redwood groves and fir trees. The understory is sparsely vegetated with some huckleberry, ferns, and small fir trees.
- Grassland. European and native bluegrasses are predominant in the grassland areas along with many annual and perennial flowering plants. The principal shrub is the coyote bush, and there are scattered live oak and buckeye.
- Chaparral. The chaparral area is characterized by exposed open slopes with chemise and several varieties of manzanita, ceanothus, chaparral pea, toyon, mimulus, and sage and associated with serpentine soils and wildflowers.
- Riparian. The riparian areas consist primarily of alders and willows.

1. The Valley Floor

The Valley floor is relatively flat with only a slight gradient toward the west. This is due to the alluvial deposits resulting from normal erosion of soils from the surrounding hills into the Valley below. The outstanding feature of the Valley floor is San Geronimo Creek and its associated riparian vegetation that marks its path down through the Valley.

The Valley floor is characterized by several vegetative communities including riparian vegetation, grasslands, and hardwood forest. There is a great variety of plant and animal life due to the existence of both terrestrial and aquatic habitats. Coho salmon and steelhead trout are found in the major stream systems through the Valley bottom, and this is considered one of the most important spawning and nursery areas for these species in the Lagunitas Creek drainage.

Soil types vary locally with some sandy loam on gently sloping areas and heavy clay on many of the flatter areas. The water table is relatively high on the Valley floor, particularly during the winter, and this may present problems for septic systems.

2. The South-facing Slopes

The south-facing slopes receive strong direct sunlight and warmth. Consequently, the streams are generally small in size and go dry each summer and fall. Vegetation consists mainly of open grasslands; however, oak, bay, madrone, buckeye, and Douglas fir can be found in the ravines or creek bottoms. In a few locations where the soil mantle overlays serpentine, is thin, and slopes hot and exposed, chaparral species have become dominant, including manzanita, chemise, mimulus, sage, and ceanothus.

Insert watershed boundary map

These slopes are dissected by many canyons and tributary ravines, culminating in ridgelines approximately 1,000 feet above the valley floor. The slopes are covered with a variety of grasses and annual flowering herbs.

3. The North-facing Slopes

The north-facing slopes are characterized by a colder and wetter climate than the south-facing slopes. In general, hillsides are steep, descending to a relatively flat Valley floor. Many of the tributary streams flow all year and the vegetation is dense. The lower slopes and canyon bottoms are typical north coast forests. Vegetative communities consist of coniferous forest and hardwood forest. Some areas are nearly pure stands of Douglas fir while others are intertwined with hardwoods (maple, madrone, bay and oak) and scattered groves of redwoods. The understory is dominated by ferns, poison oak, and other low shrubs.

Along the top of the ridge, serpentine outcroppings are numerous, with their assorted chaparral vegetation. Near the top of the ridge which separates the Big and Little Carson Creek drainage from San Geronimo Creek there are several unique Sargent Cypress stands.

The underlying geological formations are highly diverse. This diversity has resulted in differing rates of erosion over geologic time and different soil types. A network of roads, maintained for fire control purposes, extend throughout the canyons and slopes. These are poorly maintained and are a principal cause of accelerated erosion in San Geronimo Valley.

In the past, the north-facing slopes have been logged extensively, for redwood first, and later, Douglas fir. As recently as 1965, a small mill located near the present golf course was milling timber cut from this slope.

4. Ridgelines

The Planning Area is a complete, self-contained visual unit formed by the ridges and canyons which encircle the community. A composite of hillside topography, dense woodland vegetation and a watershed drainage establish the predominant visual character of the area. Major ridgelines which have few residential structures on them, define the north and south limits of the community viewshed.

The natural scenic qualities and sense of visual containment within the Planning Area are greatly enhanced and reinforced by the large undeveloped open space areas to the north and south and particularly the visually prominent slopes of Mount Barnabe, Loma Alta, and White's Hill.

The combination of steep hills and lowlands provides opportunities in the middle to upper elevations of the Valley for expansive views. Major viewsheds are also available from the ridge areas along the northern ridge trails. Closer views of visually prominent hillside and ridge spurs can be seen from a number of vantage points throughout the Planning Area where physical and natural obstructions do not exist.

C. RIPARIAN SYSTEM AND WATER QUALITY

The streams in the watersheds of the San Geronimo Valley are important wildlife habitat and a scenic and recreational resource. The water resources are influenced primarily by the annual cycle of wet and dry seasons. San Geronimo Creek often has heavy winter and spring flows. However, the summer flows are dependent on the small and intermittent tributary streams which are barely sufficient to maintain a permanently free flowing condition in San Geronimo Creek. It is critical that these small tributary streams be kept free of siltation in order to maintain good water quality. The stream system not only creates areas of outstanding scenic value, but it also provides a rich riparian (streamside) environment and supports aquatic life, notably salmon and steelhead, as well as birds and mammals.

1. Watersheds

Big Carson Creek -- This large area, owned and managed by the Marin Municipal Water District is remote and uninhabited. The particular importance of this area is its lack of accessibility and wildness, making it a prime habitat for many species which require space and seclusion. Perhaps most exemplary is the Spotted Owl, which nests only in mature forests.

San Geronimo Creek -- While the creek system as a whole is appreciated as a wildlife and scenic resource, two sections of the creek are of special interest: a) the fish ladder located in San Geronimo; and b) the Inkwells -- a series of deep pools in San Geronimo Valley Creek near Shafter Bridge used by generations of Valley children for swimming and a great place to watch migrating salmon and steelhead during the winter and spring salmon runs.

2. Creek Issues and Water Quality

San Geronimo Creek is the main natural water system throughout San Geronimo Valley. In its natural state, it probably meandered through the valley bottoms, changing its course from time to time so flood flows overtopped their banks and flowed under no influence except gravity throughout its course. When the valley was settled and crops were planted in the river bottom lands, many settlers chose to channelize the streams to reduce flooding their crops and their homes. This resulted in increasing the velocity of the flow during flood periods and erosion of the channel as it dug deeper below the valley floor. Today, even in flood periods, it seldom overflows its banks and floods across the valley floor. Natural bedrock dikes extend across the bottom of the creek channel and prevent the channel from excavating any deeper.

The early settlers also used the nearby slopes for livestock grazing. As a result, the soil washed off the slopes into the creek and out to Tomales Bay during winter storms. This erosive process has been accelerated and is increasing today due to vegetation removal, fire road grading, off-road vehicle use, and cattle grazing. The silt laden waters continually scour the sides of the channels and widen the entrenched channel, carrying the precious top soil off in the flood waters to lower Lagunitas Creek and Tomales Bay.

The attractive creekside environment has encouraged the development of home sites. These home sites were built prior to the adoption and enforcement of current County regulations. Past development along the stream has created a number of problems including:

- increased bank erosion

- significant decline of salmon and steelhead population (due in part to water diversions on the creek and sedimentation)
- degradation of water quality due to septic system failures, dumping practices and creek obstruction
- structural encroachment of creek causing bank erosion and channelization
- water temperature increases through loss of riparian vegetation

In addition, removal of the protective tree cover by fire, logging and clearing for construction and road building throughout the watershed has made a significant contribution to the sediment problem and degradation of water quality in the streams. The extensive unpaved road system in the mountainous areas is a major source of sedimentation, but should be recognized as being necessary for access roads providing fire protection of the watershed. In the grasslands and other agricultural lands of the watershed, erosion problems have been accelerated by overgrazing.

The increased pollution has made the creek less attractive than it once was, and has caused a decline in the fisheries resource. At one time, Lagunitas Creek and its tributary system provided spawning and nesting habitat for a productive salmon and steelhead population. Unfortunately, the salmon and steelhead population has suffered a substantial decline primarily due to siltation of gravel beds and pollution. In addition, loss of riparian vegetation has resulted in warming of the water temperature which is detrimental to the young salmon. Shade cover provided by existing trees and shrubs should be maintained and native vegetation planted to reduce the impacts of direct sunlight on the creek.

3. Aquatic Life

Two salmonids utilize the Lagunitas Creek watershed: coho salmon (*Oncorhynchus kisutch*) and steelhead trout (*O. mykiss*). Priority for managing these two species has always been high; however, recent actions to list them under the Endangered Species Act (ESA) have elevated the level of interest. Another endangered species is the California freshwater shrimp (*Syncaris pacifica*) which is known to occur downstream.

The coho salmon are listed as “threatened” under the federal ESA. Under the State Endangered Species Act, coho runs north of San Francisco Bay have no designation, coho runs south of the Bay have been declared “endangered.”

The steelhead trout are a federally listed as “Threatened.” Steelhead trout are considered a species of special concern under the State Endangered Species Act. The California freshwater shrimp are listed as “endangered” under the State and Federal Endangered Species Acts.

Coho salmon. Coho salmon are anadromous fish; they spend their adult life in the ocean, migrate up freshwater streams to spawn, rear at least partially in freshwater, and migrate to the ocean as juveniles. Unlike other Pacific salmon in California, this three year cycle is fairly rigid. Spawning years with relatively poor reproductive success can result in poor spawning runs three years later. Adult coho start to arrive in Tomales Bay and near the mouth of Lagunitas Creek in late summer and fall to begin acclimation to freshwater before they migrate upstream. Upstream migration is usually triggered by an increase in flow from a winter storm event. The spawning period in the creek occurs between late October and early February.

Wild stocks of coho have declined or disappeared from all streams for which there are data. Reasons for the decline of coho salmon in California include loss of habitat, habitat degradation from livestock grazing, and other land uses, breakdown of genetic integrity of wild stocks, introduced diseases, overharvesting, and climatic change. Recent surveys seem to indicate that there is an upward trend in the coho salmon population due to substantial restoration efforts carried out by public agencies and non-profit organizations.

Steelhead trout. Steelhead trout, an anadromous form of rainbow trout, usually spend one to two years in the ocean before returning to spawn for the first time. Unlike other anadromous Pacific salmonids, steelhead may survive spawning, return to the ocean, and spawn again in a later year. Steelhead typically migrate upstream in Lagunitas Creek between January and March.

Steelhead trout populations have declined throughout their range in California, especially those south of Monterey Bay. They have not been as adversely affected as the coho due to their variable life history, ability to utilize both pool and fast water habitat types for rearing, ability to spawn multiple times and their tolerance for warmer water conditions.

California freshwater shrimp. California freshwater shrimp are endemic to perennial lowland streams in Marin, Napa, and Sonoma counties and are currently known to occur in only seventeen streams within their native range. They inhabit the edges of pools where the water velocity is slow, and where there are stable undercut banks, exposed root systems, or submerged vegetation.

Human-related impacts, including channelization, introduced fish predators, pollution, and water withdrawal have eliminated them from most of the habitat within their native range. Sampling within Lagunitas Creek appears to indicate that the freshwater shrimp population has increased and is doing well.

Other aquatic species. Many other species comprise the aquatic community including native species such as the California roach, Sacramento sucker, Pacific lamprey, three-spine stickleback, prickly sculpin, riffle sculpin and coast range sculpin. Amphibians, aquatic reptiles, and a crustacean also use Lagunitas Creek and its tributaries.

4. Sediment Reduction Programs

Several organizations have ongoing sediment management programs and efforts, and others have plans to begin specific programs in the near future. Since the early 1980's, there have been efforts to control erosion in both the Lagunitas Creek and San Geronimo Creek watersheds. In 1983, the Marin County Resource Conservation District, the State Coastal Conservancy, California Department of Fish and Game, Natural Resource Conservation Service, California Department of Parks and Recreation, National Park Service, Marin Municipal Water District, Trout Unlimited, Marin Conservation Corps, Marin County Fire Department and volunteers undertook an effort to reduce erosion and restore salmonid habitat. MMWD helped identify project locations and contributed technical expertise, equipment, and equipment operators. Projects in the watershed included repairing 35 gullies ranging from 2 to 20 feet deep and approximately 20 miles of unsurfaced roads, as well as stabilizing eight streambank erosion sites. Low cost, biotechnical methods were used wherever possible.

In 1990, the Marin Municipal Water District sponsored a study to inventory and prioritize erosion sites in the San Geronimo Creek watershed - *San Geronimo Creek Watershed Bedload Reduction*

Opportunities (Prunuske Chatham, Inc., 1990). Based on the study findings, MMWD created the San Geronimo Bedload Sediment Reduction Program in 1993. The Marin County Resource Conservation District was selected as an independent, neutral agency to implement the program. MMWD has committed financial resources for the implementation of this 10-year program.

Beginning in 1996, under Order 95-17 of the State Water Resources Control Board, the MMWD increased riparian flows in both summer and winter migration periods. In July, 1997, the MMWD adopted a sediment and riparian management plan to comply with regulations of the State Water Resources Control Board. The Objectives of the Plan are to provide long-term improvement to streambed conditions for the benefit of coho salmon and steelhead; and to enhance fish habitat through riparian vegetation management.

The primary purpose of this project is to reduce the siltation of San Geronimo Creek by stabilizing erosion on three tributaries, and trapping sediment. Once completed, these stabilization techniques will significantly reduce the siltation of San Geronimo Creek and result in enhanced water quality and environmental resources. As of 1998, a seasonal dam located near the mouth of Lagunitas Creek will no longer be permitted, improving migration opportunities for young salmon.

D. NATURAL RESOURCES FOR PRESERVATION

In 1972, the residents of Marin County voted to tax themselves to form an Open Space District. To date over 12,500 acres of precious viewshed and natural areas have been preserved, located primarily in the city-centered corridor. Three of these properties, Roy's Redwoods, Maurice Thorner Open Space, and Gary Giacomini Open Space Preserve are in the Valley. Public open space now totals approximately 2,170 acres. With the dedication of open space on the French Ranch parcel, this figure will rise to nearly 2,620 acres. In addition, there is a Conservation Easement on the 411 acres of the Spirit Rock Center property that prevents any building encroachment around Spirit Rock, the uplands or ridge areas. Natural resource areas are shown on Figure 4.

Lagunitas School District

Marietta Larsen Memorial Preserve. Marietta Larsen bought the property adjacent to Lagunitas School and donated it to the School District in 1962. The Preserve is a narrow strip of land, totaling about two acres, that borders the creek that separates Lagunitas and San Geronimo School. It is a designated environmental study area. A teachers guide is available to use in conjunction with a marked trail that meanders through the preserve. The preserve is bounded by a chain link fence and is accessed from Lagunitas School by a short bridge east of the Cultural Center or an entry west of the San Geronimo School.

Insert Open Space/Agricultural Preserve Map (Figure 4)

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The following open space parcels are located in the San Geronimo Valley:

YEAR	DESCRIPTION	OWNER	ACRES	TYPE
1965	Marietta Larsen Memorial Preserve	Lagunitas School Dist.	2	Donation
1973-74	Mt. Barnabe	S.P. Taylor State Park	175	Purchase
1995	Shabnam	S.P. Taylor State Park	1	Purchase
1978	Roy's Redwoods	Marin Co. Open Space	309	Purchase
1982	Maurice Thorner	Marin Co. Open Space	33	Donation
1995	French Ranch	Marin Co. Open Space	463	Dedication
1992 & 1995	Gary Giacomini Open Space Preserve	Marin Co. Open Space	1,578	Purchase /Dedication

Notes:

1. Source: Marin County Open Space District.

Samuel P. Taylor State Park

The State Parks Bond Act of the early 1970's allowed for expansion of State Parks that were within thirty miles of a metropolitan area. Barnabe Ridge qualified as an extension of Taylor Park. One parcel of 125 acres was purchased in 1973 and another 50 acre parcel was purchased in 1974. These two parcels form the western ridge of Mt. Barnabe from the Lookout Tower south to the property just above the railroad grade that goes through the Park. A walk on the ridge fire road provides spectacular views of the Valley, and East Marin extending as far as Mt. Diablo. Western views include Kent Lake, the Bolinas/Inverness Ridge, Farallone Islands, and Tomales Bay.

Mt. Barnabe. The eighth highest peak in Marin County, the mountain and nearby ridge lands offer a panoramic view which includes Mt. Tamalpais, Mt. St. Helena, Mt. Diablo, and the Farallone Islands. The ridge offers seclusion to several top predators including badger, fox, bobcat, and mountain lion.

Shabnam. This one acre parcel was purchased by California State Parks as an extension of Samuel P. Taylor State Park. It may open up some cooperative opportunities to make public trail connections on State Park/County Open Space District land.

Marin County Open Space District

Roy's Redwoods. This 309 acre parcel was purchased by the Marin County Open Space District in 1978. Roy's Redwoods features some of the tallest redwoods in the County along with grassland knolls, and several ephemeral creeks. In 1980, one of these redwoods measured 243 feet high with a circumference of 25 feet, a second measures 232 feet high with a circumference of 38 feet. There are trails leading to and through Roy's Redwoods. A Management Plan was adopted in 1989 and includes provisions for an equestrian/hikers trail above the golf club as well as a connection through the adjacent Spirit Rock to Dickson Ranch. Roy's Redwoods is located 1/2 mile north of the Nicasio Road/Sir Francis Drake Blvd. junction on Nicasio Road.

Maurice Thorner Open Space. This 33 acre parcel was donated to the Marin County Open Space District in 1982 in exchange for a 25% density bonus to the developer. It is a highly visible ridge that runs east-west between the Marietta Larsen Preserve and Roy's Redwoods. A series of steep

switchbacks over open hillsides takes hikers to the top and eastward along the crest of the ridge. An agreement is being worked on to coordinate use of the bridge connecting both parts of the golf course, so that hikers can safely cross from the Maurice Thorner Open Space to Roy's Redwoods without crossing Nicasio Valley Road. It is accessed from the west end of the San Geronimo School parking lot.

Gary Giacomini Open Space Preserve. The adoption of the Master Plan for this 1650 acre property included the dedication of open space and trails. The first phase of development included dedication of 89 acres in Bates Canyon with a trail that begins on San Geronimo Valley Drive and goes through redwoods and riparian habitat and then climbs to the San Geronimo Ridge. This property contains a well known Sargent Cypress forest. This unusual ecosystem is located on a massive, serpentine outcropping which also extends south into MMWD lands. In the second phase of development, 192 acres located in the steep hills above Forest Knolls and Lagunitas were also donated as open space. A small open meadow surrounded by redwoods with a small spring has been used as a hunting camp since the turn of the century. Limited funds have not allowed development of improved public access to this property. Since approval of the Master Plan, fifteen lots (Phase I) in the Bates Canyon/Woodacre area have been created. In December, 1995, the Marin County Open Space District purchased most of the remaining land (approximately 1,300 acres) as permanent open space (six parcels were retained in private ownership). This area is now known as the Gary Giacomini Open Space Preserve.

French Ranch. In April 1995, the French Ranch Master Plan was approved and the Precise Development Plan was approved in August 1997. The development will secure 463 acres of open space for the Marin County Open Space District upon recordation of the Final Map. It contains a large area of diverse native grasslands and views from the high ridge which are among the best in the Valley. An extensive network of trails will provide access along the floor of the Valley as well as up to the northern ridge.

Loma Alta Ridge. The Loma Alta Ridge (located outside the Planning Area) is one of the most prominent ridgelines in the Valley (extending approximately 2 1/2 miles). The ridge forms the northern boundary of the Flanders, Spirit Rock Center and Roy's Redwoods open space properties terminated at the west end by Nicasio Valley Road. Nearly 280 acres have been acquired by the Marin County Open Space District on this Ridge.

Other Scenic Areas

Spirit Rock Meditation Center (Insight Meditation West). This 411 acre parcel had several conditions designed to benefit the community, that were approved as part of the Master Plan in 1990. This included the protection of Spirit Rock, a local landmark and symbol of the Valley; an agricultural easement worked out with the Marin Agricultural Land Trust (MALT); dedication of the ridge trail as an extension of the Roy's Redwoods Ridge Trail donation of acreage that has become part of Roy's Redwoods Open Space; and dedication of an easement parallel to Sir Francis Drake Blvd. for a multi-use trail through the existing tunnel that connects the Dickson Ranch with Roy's Redwoods.

Dickson/Ottolini Redwoods. A large and particularly scenic stand of redwoods and marshland occurs on private property just east of Woodacre to the north of San Geronimo Valley Drive. It offers an unusual creekside habitat for animals and birds as well as an important aesthetic scene.

Castle Rock. This is a large rock located next to the County Fire Department in Woodacre. The area surrounding the rock was once a meadow which provided a popular retreat for the Adolph Mailliard family (purchasers of Rancho San Geronimo in 1866). The meadow was nearby the Mailliard mansion which is now the site of the Woodacre Improvement Club.

E. ENERGY CONSERVATION

To experience a reduction in energy consumption, there must be a reduction in the use of nonrenewable energy sources (oil, natural gas, etc.) and an increase in the use of renewable energy sources (sun, wind, etc.). This can happen by reducing individual auto trips within and outside of the Valley, promoting a diversity in development to allow needed services to exist in close proximity to one another; educating home owners regarding energy conservation; design standards that take advantage of solar access; encouragement of local agricultural production; and in general promoting an "energy attitude" that encourages the preservation of natural resources for future generations.

Fifty percent of the energy consumed by the residents of Marin County is in the form of manufactured and agricultural goods; the other fifty percent is used for building operations and transportation. Both can be reduced significantly through individual efforts that can have a measurable cumulative impact on energy consumption.

The Marin County Energy Advisory Committee adopted a goal in 1982 of reducing the current Countywide direct use of "nonrenewable primary energy" by 50% by the year 2000. It is felt that energy use could be reduced Countywide by as much as 70% if all consumers adopted cost-effective techniques toward energy conservation.

Much of the Valley's housing that exists today began as vacation homes. Many of these homes were constructed without some of the features that make a house efficient in the area of energy conservation. In recent years, there has been a resurgence in the use of wood stoves as the primary or backup heat source in residence. Problems exist when wood stoves are not properly installed using double-wall stainless steel pipe, non-combustible heat shields, and when not adhering to other code requirements. In addition, wood stoves cause air pollution problems.

F. NOISE

The noise environment has a significant impact on the Valley's overall quality of life. The relatively quiet environment of the Valley is one of the key qualities that make the Valley an attractive place to live; it also plays a role in maintaining the "rural atmosphere" of the Valley. Noise can produce specific impacts on people -- principally stress. (See Appendix F for a list of noise definitions.)

The various sources of noise in the Planning Area are controlled by a number of State and County regulations. State noise regulations include vehicle noise limits for exhaust and sound amplification systems contained in the State Vehicle Code, and sound insulation design standards for new residential construction which are required by the Uniform Building Code and Administrative Code. The County Sheriff's Department and State Highway Patrol are responsible for enforcing the State Vehicle Code. The Community Development Agency reviews building permit plans to verify that appropriate sound insulating design standards have been incorporated into new construction.

County noise regulations applicable to the Planning Area address noise, which is considered to be a public nuisance, and noise associated with new development. Noise which is typically considered a public nuisance is addressed by the County's noise ordinance (Chapter 6.70 of the Marin County Code, Loud and Unnecessary Noise) which restricts or prohibits the creation and continuation of loud, unnecessary, or unusual noise from various sources such as motor vehicles, amplification systems, and persons yelling. The County noise ordinance is enforced by the County Sheriff's Department in response to citizen complaints.

To provide a satisfactory noise environment and to minimize complaints about community noise, standards for evaluating the compatibility of a development with respect to outdoor and certain indoor noise levels must be established. The purpose of the land use compatibility analysis is to screen projects which may require specific design considerations to mitigate noise impacts -- and also to be compatible with community noise levels. Noise exposure contours, developed by the County as part of the Noise Element of the Countywide Plan, have been measured to be 60, 65, and 70 L_{DN} at 245', 115', and 55' from the centerline of Sir Francis Drake Boulevard. These contours should be used in conjunction with the land use compatibility analysis to determine appropriate development standards.

G. OBJECTIVES, POLICIES, AND IMPLEMENTATION PROGRAMS

OBJECTIVE ER-1.0 TO MAINTAIN AND ENHANCE THE NATURAL ENVIRONMENT BY PROTECTING SCENIC HILLSIDES, RIDGES, VISTAS AND ENTRYWAYS INTO THE VALLEY AND PRESERVING AND ENHANCING AIR AND WATER QUALITY.

Policy ER-1.1 **Agency Coordination.** All interested agencies and organizations should collaborate when issues in the San Geronimo Valley are being addressed.

Policy ER-1.2 **Protection of Natural Resources.** Areas where significant natural resources and features are identified shall be protected through appropriate land use policies and regulations. These resources include but are not limited to: wildlife habitat, vegetative cover, prominent open view areas and viewsheds, ridgelines, wetlands, watershed areas and creek zones, rock outcroppings, trails and open space.

Program ER-1.2a **Protection Methods.** Conservation and/or protection of the features should be achieved through gifts, acquisition, dedication, open space easement, density transfer, cluster development, or any combination of these methods.

Policy ER-1.3 **Protection of Ridgelines.** Ridgelines, including flat grassy meadows on the top of ridges, shall be protected and development shall be consistent with the Design Criteria set forth in the Countywide Plan Policies EQ 3.18 through EQ 3.20.

Program ER-1.3a **Ridgeline Development Restrictions.** No construction shall occur on top of or within 300 feet horizontally or within 100 feet vertically of visually prominent ridgelines whichever is more restrictive unless no other suitable locations are available on site. If structures must be placed within this restricted area because of site constraints, they shall be in locations that are the least visible from adjacent properties and view corridors and will be limited to one story and an 18 ft. height limit.

Policy ER-1.4 **Watershed Management Program.** Encourage the Marin Municipal Water District, the County Fire Department, other public agencies, and interested property owners to implement a coordinated watershed management program for the two major watersheds of the Planning Area: Big Carson Creek watershed and San Geronimo Creek watershed.

Policy ER-1.5 **Minimize Surface Runoff Impacts.** Watershed management for the San Geronimo Creek drainage should emphasize criteria for developing residential units, businesses, equestrian facilities, agricultural operations, and roads to minimize adverse effects of surface runoff.

Policy ER-1.6 **Open Space Management.** The Marin County Open Space District should develop an open space management plan for each open space area in order to restore and maintain the attributes of the area. The Plan should contain opportunities for community participation with public agencies in areas like trail building, and cleanup.

- Policy ER-1.7** **Use of Native Plant Landscaping.** Encourage the use of native plants to preserve the rural character of the Valley and to support wildlife needs. Landscaping which changes the historical character of viewsheds and open space is discouraged.
- Policy ER-1.8** **Tree Preservation.** The intent of this policy is to protect, where possible, the populations, groves, and heritage specimens of native tree species. These species include, but are not limited to coast live oak, redwood, and madrone, and habitat for resident and migratory wildlife species that they support. Native trees should be protected from removal or destruction; (removal may be necessary for fire safety purposes). If trees must be removed in order to permit reasonable development, the County should require the installation of fire resistive native trees when appropriate for the site conditions (particularly with regard to fire safety).
- Program ER-1.8a **Location and Mitigation.** Development applications shall identify the location of trees and indicate which trees are proposed for removal. The County will condition the approval of such applications to either protect the trees or require mitigation.
- Policy ER-1.9** **Weed Control.** There should be no pesticides used on open space lands or on County-maintained roads. Weed problems should be controlled manually or mechanically or through the use of natural pesticides, whenever feasible.
- Policy ER-1.10** **Fire Roads.** Fire roads should be developed and maintained in a manner which is sensitive to the natural environment, graded to control erosion, and has minimal visual impact.
- Policy ER-1.11** **Environmental Quality Education.** Agencies in the San Geronimo Valley should cooperate on providing environmental education and awareness programs.
- Program ER-1.11a **Funding Environmental Education.** San Geronimo Valley organizations should seek funding for an environmental education program from the Marin Community Foundation through the funding policies under Integrative Approaches, Environment, and Education or from other government or non-profit sources.
- Program ER-1.11b **Develop Education Program.** San Geronimo Valley organizations should develop an environmental education program for San Geronimo Valley residents.
- Program ER-1.11c **Valley Cleanup.** San Geronimo Valley organizations should sponsor an annual Valley cleanup program.
- Policy ER 1.12** **Exotic Species.** The planting of aggressive exotic species (such as broom and pampas grass) should be avoided and removal of these exotic species is encouraged.

OBJECTIVE ER-2.0. TO PROTECT SAN GERONIMO VALLEY CREEK AND ITS MAJOR TRIBUTARIES AS A SCENIC ASSET AND VIABLE WILDLIFE AND AQUATIC HABITAT.

- Policy ER-2.1** **Protect Creekside Environment.** The county should continue to protect the creekside environment by implementation of the Streamside Conservation Policies EQ-2.1 through EQ 2.40 in the Environmental Quality Element of the Countywide Plan.
- Program ER-2.1a Creek Preservation Zone. The County Community Development Agency should develop a specific creek preservation zone for the San Geronimo Valley Creek system consistent with the Countywide Plan Streamside Conservation Zone policies. The preservation zone should include specific guidelines for land use and development near creeks.
- Program ER-2.1b Maintenance District. A flood control zone, creek maintenance district or community services district should be created through the vote of the electorate to establish a creek management program to maintain and enhance natural watercourses. The management program should include:
- a regular inspection program
 - creek restoration
 - vegetation and wildlife protection
 - water quality monitoring
 - inspection and repair of encroaching structures
 - creek bank stabilization
 - community education
- Policy ER-2.2** **Protection of Significant Creek Features.** Significant creek features such as the Inkwells and fish ladder system should be protected and restored.
- Program ER-2.2a Restore Creek Features. Protect and restore significant creek features including the Inkwells, and the fish ladder through development review and make efforts to obtain local funding for restoration.
- Policy ER-2.3** **Creekside Open Space.** Smaller blocks of undeveloped creekside parcels should be considered for open space acquisition by a service district or other agency empowered to purchase such parcels. Preservation of these areas would provide limited but functional access to many portions of the creek. This public access should be coordinated with the trails plan.
- Policy ER-2.4** **Protect Aquatic Habitat.** Landowners should be encouraged to employ sound land management practices which protect habitat necessary for aquatic life including the coho salmon, steelhead trout and California freshwater shrimp.

OBJECTIVE CD-3.0 TO REDUCE PER CAPITA CONSUMPTION OF ENERGY AND REDUCE DEGRADATION OF OTHER NATURAL AND MAN-MADE RESOURCES.

Policy CD-3.1 **Energy Conservation Improvements.** Promote energy conservation improvements in existing residential and commercial buildings.

Program CD-3.1a **Woodstoves.** Promote adherence to building codes relating to the safe installation and use of wood stoves which meet EPA standards for low emissions of air pollutants.

Policy CD-3.2 **Renewable Energy and Sustainable Practices.** Promote the use of renewable energy sources that are non-polluting, reduce waste, and utilize recycled products.

Program CD-3.2a **Solar Access.** Encourage designs for proposed development that utilize solar access.

Program CD-3.2b **Recycling.** Promote recycling efforts by developing a permanent recycling site and educational program.

Program CD-3.2c **Waste Reduction.** Community members should coordinate with County efforts for source reduction, resource recovery, and safe disposal of toxic waste.

Policy CD-3.3 **Bike and Pedestrian Paths.** Develop and maintain bike paths and trails that encourage alternative daily and recreational transportation between villages with connections to adjacent towns.

Policy CD-3.4 **Water Conservation.** Promote water conservation devices and encourage use of approved gray water systems.

Program CD-3.4a **Encourage Programs.** Encourage community-generated programs that promote use of low flush toilets, low-flow showerheads, drip irrigation, other low-volume irrigation methods, and approved gray-water systems.

Program CD-3.4b **Educational Programs.** Develop community-generated education programs and resources to provide information about and encourage energy and water conservation, waste reduction, recycling and other sustainable practices.

OBJECTIVE ER-4.0 TO MINIMIZE NOISE IMPACTS DUE TO CONSTRUCTION ACTIVITIES.

Policy ER-4.1 **Construction noise.** All new development shall include efforts to minimize construction noise. The type of construction, site location, and noise sensitivity will determine the hours of construction. The conditions of approval will specify hours for staging and type of construction activities. Noise control features, such as silencers, ducts,

and mufflers, shall be used on loud equipment. Special consideration shall be given to homeowners who perform their own work.

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IV. RESIDENTIAL/COMMERCIAL DEVELOPMENT

A. INTRODUCTION

This section of the plan presents information about land use in the San Geronimo Valley, and sets forth objectives, policies, and implementation programs designed to achieve the community goals (set forth in the Introduction to this Plan). Area-wide land use issues as well as detailed information regarding each of the village areas and the lands surrounding the villages is discussed.

There are five major types of land use in San Geronimo Valley; residential, recreational, commercial, open space, and agriculture. A summary of the standards and requirements of the various zoning categories can be found in Appendix C. An estimate of the potential development in each zone is shown in Table 2 and Table 3. These estimates did not take into consideration site constraints on individual parcels, so these figures should be considered the maximum development potential. The number of potential second units has not been estimated. Several of the large, undeveloped parcels have had Master Plans prepared and this information has been incorporated into these estimates.

B. COMMUNITY-WIDE LAND USE

1. Land Use

The zoning districts in the San Geronimo Valley are defined and shown on maps in Appendix D. These zoning districts have been reflected in local policy land use maps (Appendix E). Correspondence between the land use categories and the zoning districts which are compatible with each land use category is shown below:

Residential

- a. Land Use: SF1- Single Family 1
Density: Minimum Lot Size greater than 20 acres
Zoning: RSP 0.05 to RSP .016
- b. Land Use: SF2- Single Family 2
Density: Minimum Lot Size 5 to 19 acres
Zoning: RSP .2 to RSP 0.05
- c. Land Use: SF3- Single Family 3
Density: Minimum Lot Size 1 to 5 acres
Zoning: R-1:B-4
R-A:B-4
ARP-2
RSP 0.20 to RSP-1
- d. Land Use: SF4- Single Family 4
Density: Minimum Lot Size 20,000 square feet to less than 1 acre
Zoning: R-1:B-3
- e. Land Use: SF5- Single Family 5
Density: Minimum Lot Size 10,000 to 20,000 square feet
Zoning: R-1:B-2

Commercial

- a. Land Use: CG- Commercial General
Zoning: C-P
H-1
- b. Land Use: RS- Commercial Residential
Zoning: VCR
- c. Land Use: RC- Commercial Recreational
Zoning: RCR

Open Space

- a. Land Use: OS- Open Space
Zoning: O-A

Public and Quasi-Public

- a. Land Use: PF- Public (Public Non-Taxable)
Zoning: PF-RSP .05 to PF-RSP 7

Agricultural

- a. Land Use: AG2- Agriculture 2
Density: One unit for 10 to 30 acres
Zoning: ARP-10 to ARP-30
- b. Land Use: AG3- Agriculture 3
Density: One unit per 1 - 9 acres
Zoning: ARP-1.0 to ARP-9.0

2. Community Design

Community design policies focus on the functional and aesthetic compatibility of buildings with the spaces and natural areas that surround them. The review of proposed projects should ensure that the project (1) functions as intended, (2) complements natural and man-made features and landmarks that are important to the community, (3) is part of an overall package of visual and functional experiences in the Valley, and (4) is visually appealing. The emphasis should be on establishing a positive identity and image for the Valley that enhances the feelings people have about the Valley. Community design policies and programs should ensure that the qualities of the Valley are preserved by:

- Identifying and protecting important Valley natural and built resources.
- Protecting the design continuity and scale of residential and commercial areas.
- Protecting natural resources and landmarks.

These guidelines for community design will provide a mechanism for preservation of the rural character of the Valley and retain its village's heritage. In the 1985 Valley Survey, residents felt that these were the goals that had been best met in the Valley at the time the Survey was taken. The countywide sign and design review regulations involving community review are intended to provide local design control. However, these guidelines apply countywide and do not

specifically address the concerns of Valley residents. This Plan includes a set of community-wide policies to ensure that development is sensitive to the nature of the area and continues to preserve the rural setting and the village character of the Valley.

3. Housing

There are approximately 1,566 homes in the San Geronimo Community Plan area (see Table 2) and a potential for 803 additional residences. The estimate of the potential number of additional residences should be considered a maximum based on the zoning district. Most of the large parcels have already had master plans adopted, although few of the homes have actually been built. The majority of the future residential development will consist mainly of infilling within the established villages.

The estimates of development potential do not take into account site specific constraints, which could reduce the ultimate buildout potential or the number of potential second units which could increase the potential. Site specific constraints include geological instability and the reliance on septic systems for sewage disposal. In general, a septic system requires about an acre for a leach field. Some properties do not contain space or soils to accommodate such systems. In the future, new technologies for disposal or treatment of wastewater could result in development of lots previously thought to be undevelopable. The introduction of "mound" systems in downtown areas of Woodacre and elsewhere in the Valley where the water table is high or soils are unsuitable, are examples.

**Table 2. San Geronimo Valley
Residential Development Potential**

Zoning	Existing ¹ Housing Units	Total Units at Buildout ²	Increment of Change ³
RSP	22	82	60
R-1:B-2	418	485	67
R-1:B-3	732	1131	399
R-1:B-4	93	174	81
R-A:B-4	89	176	87
ARP	137	231	94
R-C-R	0	0	0
C-P	0	1	1
H-1	9	9	0
V-C-R	66	80	14
TOTALS	1,566	2,369	803

1. Assessor Tax Records (July 1995).
2. Estimate of potential buildout includes existing units and is based on zoning category and acreage of parcel. This information is not parcel specific. Actual buildout may vary from estimates.
3. Units at buildout minus existing units.

Within the Valley area large number of small, legal, non-conforming lots. These lots, created as part of the original subdivision, are often on steep hillsides, may or may not have access, and may not be of sufficient size to accommodate a septic system. Development on these lots could

adversely affect the character of the Valley, and create parking, traffic, and other health and safety problems. These lots, if they are contiguous and under one ownership, should be merged.

While some apartment structures and other multiple family units exist in Woodacre, Forest Knolls, and Lagunitas, many homes throughout the Valley include second units in converted basements, attics, garages, or adjacent cottages. Many units were created without permits while others were established legally, but do not conform to current zoning. Many second units put a demand on services which were not designed to accommodate them, e.g., water, parking, septic systems. However, these units should be viewed as a housing resource and integrated into the housing stock in a systematic manner wherever possible.

One of the major goals of this plan is to maintain and encourage social and economic diversity in the San Geronimo Valley. An adequate supply of good quality housing which is affordable to lower-income people is essential to the goal of social diversity. The U.S. Department of Housing and Urban Development (HUD) defines lower-income households as people whose incomes are below 80% of area median income, as adjusted for family size and regional demographics. In 1997, HUD classified a family of four with an income below \$44,950 as lower income. For a single individual, the cutoff point was \$31,450. According to HUD data (based on the 1990 Census), 28% of the population of the San Geronimo Valley (Census Tract 1130) is in the lower-income category, a substantial decline from the 1980 figure of 40%. Maintenance of the existing proportion of lower income people in the San Geronimo Valley depends on the continued availability of affordable housing. As long as housing prices rise faster than incomes, the Valley's existing economic diversity will decline.

The major programs and types of housing stock that address lower-income housing needs in San Geronimo Valley are:

1. The County's inclusionary housing ordinance requires that 15% of the units in new developments of 10 or more units (or lots) be affordable.
2. Second unit ordinance (discussed below).
3. State and federal programs to assist the development and rehabilitation of housing for lower-income people.
 - a. The Community Development Block Grant Program, which funds the Rehabilitation Loan Program operated by the Marin Housing Authority and the acquisition, rehabilitation, and development of affordable housing by nonprofit organizations. Funding for this program has been cut by 32% since 1980.
 - b. The HOME Program, which funds the acquisition, rehabilitation, and development of affordable housing by non-profit organizations.
 - c. The HUD Section 202 and Section 811 Programs, which assist the development of rental housing for the elderly and disabled.
 - d. Various state government programs, including the state density bonus program.

4. Rental assistance programs, such as the Section 8 Program (funded by HUD) and the Rebate for Marin Renters Program (funded by the County), which are administered by the Marin Housing Authority.
5. Types of housing stock that may provide affordable housing include:
 - Senior Housing
 - Co-Housing Arrangements
 - Shared Housing
 - Rental Housing
 - Agricultural Worker Housing

Programs that promote affordable housing are administered by both public agencies and nonprofit organizations.

Second Units. Marin County adopted an ordinance in March, 1987 which established minimum design standards and permit requirements for second units in the unincorporated area of the County. A second unit is defined as any dwelling unit in addition to the main residence. Both units must occupy the same lot or parcel in a single-family residential or limited agricultural district where second units are permitted. The primary criterion defining a second unit is the existence of food preparation facilities which may include, but are not limited to, a stove, oven, hot plate, refrigerator, or sink. The ordinance requires that one of the units be owner-occupied, that septic capacity is adequate, that there is sufficient off street parking and that neighbors are not adversely impacted.

Second dwelling units have the advantage of providing the opportunity for affordable housing without substantial new construction. They also provide rental housing, which is in extremely short supply throughout the County. Other benefits of second units include the following:

1. Rental income from a second unit can permit homeowners with declining or fixed incomes to retain and maintain their home.
2. A second unit can be created, financed, and marketed at a price far below that of a new unit on unimproved land. The savings attributable to land and infrastructure can mount to 25%-40% of the cost of new construction.
3. The presence of a second household can provide security for homeowners, particularly older people who fear criminal intrusion and personal accidents while living alone.
4. The second unit will produce relatively affordable rental housing for low and moderate income households without any public subsidy.

There are also disadvantages to allowing second dwelling units. These include the following:

1. Increased density may strain septic systems, and increase traffic volumes.
2. Street parking can be impacted unless adequate on-site parking is provided. Areas with access via narrow or steep roads can be most significantly impacted.

The County's Second Unit Ordinance (Marin County Code Section 22.98) is intended to help achieve the affordable housing goals of the Countywide Plan. The intention of the ordinance is to encourage the legalization of existing units and the construction of new units. In order to approve a permit for a second unit, the ordinance requires that findings be made to insure that the second unit will not adversely affect the public welfare. Design review is required for new Second Unit Use Permits to evaluate and mitigate impacts.

4. Commercial Services

Most of the commercial development in the Valley is concentrated in the village core areas. It is characterized by a mixture of commercial and residential development. The commercial zones in the Valley include Village Commercial Residential (VCR) Districts, Planned Commercial (CP), Limited Roadside Business (H-1), and Resort and Commercial Recreation District (RCR). New resident serving commercial uses, which provide local employment, without impacting the environment or character of the Valley could benefit the community by reducing automobile trips into the city centered corridor. Home businesses may also serve to reduce automobile trips.

In the planning area there is a potential for an additional 14,061 square feet of commercial development (see Table 3) within areas zoned for this use. Some commercial activities (authorized by use permit) take place outside the established commercial zones. In recent years there has not been sufficient economic pressure for development of more commercial square footage and there are no plans to expand the areas designated for commercial use.

Table 3. San Geronimo Valley
Commercial Development Potential

Zoning	Existing ¹ Commercial Sq. Ft.	Commercial Sq. Ft. at Buildout ²	Increment of Change
ARP	32,450	32,450	0
R-1:B-2	11,622	11,622	0
R-1:B-3, H-1	1704	1704	0
R-A:B-4	21,769	21,769	0
R-A:B-4,VCR	880	880	0
R-C-R	21,713	21,713	0
C-P	7,010	14,154	7,144
H-1	11,262	13,762	2,500
V-C-R	34,761	39,178	4,417
TOTALS	143,171	157,232	14,061

1. Assessor Tax Records (July 1995).
2. Estimate of potential buildout includes existing units and is based on zoning category and acreage of parcel. This information is not parcel specific. Actual buildout may vary from estimates and does not include agricultural business operations.

C. VILLAGE LAND USE

The villages of San Geronimo Valley (Woodacre, San Geronimo, Forest Knolls, and Lagunitas) are generally identified as concentrations of settlement exclusive of major agricultural, recreational, and public open space lands. The basic fabric of the community consists of relatively compact villages surrounded by large parcels of low density, minimally developed land, a golf course, public park lands, public open space, and Marin Municipal Water District lands. Sir Francis Drake Boulevard, an extensive trails network, and San Geronimo Creek serve to connect the four villages which comprise approximately 1,500 acres or about 18% of the land area in the Valley.

Although no jurisdictional boundaries exist between villages, each village is defined by natural barriers or community separators, road access, and community identity. Natural constraints, such as slope of the land, creeks, septic limitations, water supply, and access have played an important role in the historic design of the village subdivisions. At present, each village is characterized by a small central commercial core surrounded by single-family lots, increasing from a quarter-acre to half-acre to an acre as they spread out from the central core.

Within the village core areas, much of the commercially zoned land is devoted to a mixture of commercial and residential uses. In order to maintain the continuity of a small commercial core in each village, commercial uses, particularly resident serving uses, should be retained and new ones encouraged. Each village has a post office which serves to strengthen each village's identity. The residents have indicated a strong desire to maintain each post office.

1. Woodacre

Woodacre is the largest of the four villages, having 900 post office boxes and approximately 596 housing units. There is a potential for approximately 1,900 square feet of additional commercial development in Woodacre and 211 additional housing units. The existing and potential residential development is shown in Figure 4. The downtown commercial core includes a food store, a Realtor's office, a wood shop, and a small number of undeveloped lots zoned for commercial use. Both residential and commercial uses exist on the commercially zoned parcels. The vacant commercially zoned parcels are in the V-C-R zone and may be developed with either commercial or residential uses. The existing and potential development is shown below in Table 4.

There are a variety of recreational opportunities in Woodacre. The Woodacre Improvement Club provides swimming and tennis year round and has an auditorium used for aerobics, dances and performances. It also has a senior citizens' meeting room. Dickson Ranch, the Valley's largest stables, currently boards about ninety horses and is one of Woodacre's most active areas.

The undeveloped commercial parcels in Woodacre center (bordering Central Avenue, Railroad Avenue and Park Avenue) should be subject to community review to ensure that developments are related to resident serving uses. Resident serving uses which would be appropriate include: produce market, building materials yard, bookstore, cafe, plant nursery, child care center, art gallery, cultural center, medical service center, auto repair shop, and veterinary service.

Table 4
Woodacre Development Potential

Zoning	Existing Units ¹	Total Units at Buildout ²	Existing ¹ Commercial Square Feet	Commercial Square Feet at Buildout ²
RSP	11	25		
R-1:B-2	261	287	8,510	8,510
R-1:B-3	296	463		
R-1:B-4	2	4		
R-A:B-4	1	1		
C-P	0	1	450	450
V-C-R	25	26	16,631	18,548
TOTALS	596	807	25,591	27,508

1. Assessor Tax Records (July 1995).
2. Includes existing development. Estimate of potential buildout based on zoning category and acreage of parcel. This information is not parcel specific. Actual buildout may vary from estimates.

2. San Geronimo

There are approximately 199 housing units and 322 post office boxes in San Geronimo. It is primarily a residential village, having only one small commercial area developed as a restaurant zoned H-1 (Limited Roadside Business). The Valley Presbyterian Church is located in San Geronimo and operates a preschool. The San Geronimo Valley Cultural Center providing classes, social services, a preschool and daycare, the San Geronimo Valley library, and the Lagunitas and San Geronimo Schools located north of Sir Francis Drake Boulevard, serve the entire Valley. Future residential development (approximately 90 units) is primarily limited to residences on existing lots (see Table 5).

Table 5
San Geronimo Village Development Potential

Zoning	Existing Units ¹	Total Units at Buildout ²	Existing ¹ Commercial Square Feet	Commercial Square Feet at Buildout ²
RSP	2	10		
R-1:B-2	104	126		
R-1:B-3	3	3		
R-1:B-4	87	147		
H-1	3	3	2,888	2,888
TOTALS	199	289	2,888	2,888

1. Assessor Tax Records (July 1995).
2. Includes existing development. Estimate of potential buildout based on zoning category and acreage of parcel. This information is not parcel specific. Actual buildout may vary from estimates.

3. Forest Knolls

There are 630 post office boxes in use and approximately 372 housing units. The residences on the south side of Sir Francis Drake Boulevard are located on some of the smallest lots in the Valley, many of which are on narrow roads such as Montezuma Avenue, Morelos Avenue, and Forest Avenue. Residences on the north side of Sir Francis Drake Boulevard tend to be on larger lots as on Arroyo Road and Tamal Road. There are few remaining developable lots in the village. Serious parking problems exist on narrow roads, as many residences have no off-street parking.

The downtown area of Forest Knolls includes a park/playground owned by the County which is maintained by the Forest Knolls Neighborhood Association. Existing and potential development is shown in Table 6.

Table 6
Forest Knolls Village Development

Zoning	Existing ¹ Units	Total Units at Buildout ²	Existing ¹ Commercial Square Feet	Commercial Square Feet at Buildout ²
RSP	2	6		
R-1:B-2	53	72	3,112	3,112
R-1:B-3	202	278		
R-1:B-4	44	23		
R-A:B-4	70	127	16,046	16,046
ARP	0	1		
V-C-R	41	54	18,130	20,630
C-P				7144
TOTALS	372	561	37,288	46,932

1. Assessor Tax Records (July 1995).
2. Includes existing development. Estimate of potential buildout based on zoning category and acreage of parcel. This information is not parcel specific. Actual buildout may vary from estimates.

The Forest Knolls commercial core includes a saloon, two food stores, a real estate office, architect offices, and a motorcycle parts and repair shop. Further east on Sir Francis Drake Boulevard is a cafe, a video rental store, and an antique/collectible store. The village commercial core also includes residential uses, and some vacant parcels. Forest Knolls has the potential for approximately 9,644 square feet of additional commercial development, and 189 additional housing units.

Future development in this area should restrict the strip effect of commercial development along Sir Francis Drake Boulevard. New developments on the remaining key undeveloped parcels should be subject to community review through the public hearing process. A covered bus stop is recommended on the vacant lot between Montezuma Avenue, Castro Street, and Sir Francis Drake Boulevard.

4. Lagunitas

Like Forest Knolls, Lagunitas has residential areas on both sides of Sir Francis Drake Boulevard. Many lots are small and are served by narrow streets, such as Corona Avenue and Mountain View Avenue. Some streets on the north side of Sir Francis Drake Boulevard remain unpaved, such as Alta Avenue and East Cintura Avenue. There are 370 post office boxes and approximately 255 existing housing units. There is a potential for 183 additional housing units and 2500 square feet of commercial development. Existing and potential development is shown in Table 7.

Table 7
Lagunitas Village Development Potential

Zoning	Existing ¹ Units	Total Units at Buildout ²	Existing ¹ Commercial Square Feet	Commercial Square Feet at Buildout ²
R-1:B-3	231	384	1,704	1,704
R-A:B-4	18	48	6,603	6,603
H-1	6	6	4,319	6,819
C-P			6,560	6,560
TOTALS	255	438	19,186	21,686

1. Assessor Tax Records (July 1995).
2. Includes existing development. Estimate of potential buildout based on zoning category and acreage of parcel. This information is not parcel specific. Actual buildout may vary from estimates.

Lagunitas has a small commercial core which includes a restaurant, food store, veterinarian, dentist, acupuncturist, and offices. St. Cecilia's Catholic Church is also in the downtown area. Future commercial development is limited both by available space and lack of demand. There are several small parcels (zoned H-1) which have some limited potential for commercial development.

5. Outside Village Areas

Outside of the existing villages, the remaining land in the Valley is devoted to rural residential housing, a golf course, horse boarding and training, a meditation center, open grazing lands and extensive forested areas, and open space lands. The Arroyo Road area, located to the north of Lagunitas is a unique subarea in the community, characterized by an Agricultural Residential Planned (ARP) zoning district with densities ranging from one unit per acre to one unit per two acres. In defining the concept of community and life style for San Geronimo Valley, a significant element of this plan revolves around the future disposition of privately owned land outside the villages (approximately 2,500 acres). These areas, in conjunction with the watershed (Marin Municipal Water District) and open space (Marin County Open Space District) help define the rural character of the valley contrasting with the more highly developed villages. Existing and potential development is shown in Table 8.

Table 8
Outside Villages Development Potential

Zoning	Existing ¹ Housing Units	Total Units at Buildout ²	Existing ¹ Commercial Square Feet	Commercial Square Feet at Buildout ²
RSP	7	41		
R-1:B-3	0	3		
R-A:B-4	0	0		
ARP	137	230	32,450	32,450
R-C-R			21,713	21,713
TOTALS	144	274	54,163	54,163

1. Assessor Tax Records (July 1995).
2. Includes existing development. Estimate of potential buildout based on zoning category and acreage of parcel. This information is not parcel specific. Actual buildout may vary from estimates.

North Side Parcels. These agriculturally zoned lands are important potential resources as farmland for intensive agricultural purposes if suitable water resources can be developed. To the extent possible, these lands should be preserved for agricultural use. Grazing of these lands contributes to the overall viability of County dairy and beef operations. The open hillsides, ridgelines and valley floor in this area are importance visual resources in the valley. If development is proposed, factors such as preservation of agricultural potential, natural resources, slope stability, access, and viewshed characteristics should be considered in the project design. Clustering of development should be utilized to the extent possible to reduce environmental and community character impacts.

Mount Barnabe (AP# 168-270-01 through 19). These twelve parcels are generally 20 - 40 acres in size. The ridge area is located in proximity to Samuel P. Taylor State Park. The parcels on Mount Barnabe have significant limitations for development due to accessibility and slope stability. As a natural resource, the ridge affords a distinctive visual edge for the Valley. The protection of Barnabe Ridge areas should be supported. Recommended implementation options for ridgeline protection include site plan review, open space contracts, State Park acquisition, and trail easements, and conservation easements.

Morrissey (formerly Zeidman) Property (AP# 168-250-25). This 174 acre property located above the community of Forest Knolls is very steep and extensively covered with trees and chaparral. It has not been developed to date primarily due to extremely poor access. Concern over the presence of sensitive plant (grasses) and animal (spotted owl) species has also arisen. The visual impacts, removal of vegetation, and erosive effects of future road building should be considered when reviewing future development proposals.

Spirit Rock (AP# 172-350-35). Spirit Rock and its surrounding landscape is a place of spiritual and symbolic significance for the residents of San Geronimo Valley. The development of this 409 acre parcel as a meditation

retreat respected the special nature of this place. Most of the land has been retained in private open space. Buildings have been carefully placed to protect viewsheds and blend with the natural landscape.

French Ranch (AP# 168-250-29). French Ranch (APN #168-250-29). This 532.5 acre property wraps around the golf course. A master plan for 26 units was approved in 1995. In August 1997, the Board of Supervisors approved a Master Plan Amendment, Precise Development Plan and Vesting Tentative Map for 33 dwelling units which included 7 density bonus units, a pond-based wastewater treatment facility for the French Ranch subdivision and the Lagunitas/San Geronimo Schools, a future equestrian center at an unspecified location to be determined by Precise Development Plan, and a wetlands enhancement area. An extensive trail system and approximately 463 acres of public open space were approved as part of the plan.

Flanders Ranch (AP# 172-350-11, 20, 31, 32). This operating cattle ranch (at one time a dairy) is comprised of 450 acres on the north side of Sir Francis Drake Boulevard and approximately 140 acres on the south side of Sir Francis Drake Boulevard. The ranch is within the Marin County Agricultural Preserve and is subject to a Williamson Act Contract limiting the use of the parcels to agricultural pursuits until a notice is filed by the landowner. Once a landowner has indicated intent to withdraw from the contract, a nine-year procedure ensues which gradually brings the tax up to its unrestricted market value in the tenth year. As of 1995, no notice to withdraw from the contract has been received. This property will remain in agricultural use until at least the year 2005.

Tamalpais Union High School District (AP# 172-350-22). This 50 acre parcel was acquired by the school district in order to provide a future site for a high school. There are currently no plans to build a high school in the Valley. The community would like to see this parcel remain in agricultural use.

San Geronimo Valley Golf Course. (AP# 168-250-22, 171-371-02, 03, 171-372-01, 14). The golf course is 157 acres of developed recreational land including clubhouse and restaurant facilities. The course represents an important visual and recreational resource in the Valley. The golf course use should be retained with no major expansion of the facilities. Future uses should be limited to those which support the primary use as a golf course.

Southside Parcels. (Hendricks/Horne and several other parcels). The parcels on the south side of Sir Francis Drake Boulevard extend from White's Hill to Samuel P. Taylor State Park. These parcels weave in and around all four villages and are, for the most part, heavily wooded. A significant portion of this land is of greater than 30% slope with a stability factor that should require site specific geologic investigation prior to development. While the land is not suited for agricultural production, the environmental attributes are substantial. The unique community of Sargent Cypress trees, most of which is located on lands owned by the Marin Municipal Water District, should be preserved. Public access from points within each village to the MMWD lands should be maintained.

Hendricks/Horne. This 1650 acre parcel was Master Planned for 117 units. Fifteen lots (Phase I) in the Bates Canyon/Woodacre area have been created. In December, 1995, the Marin County Open Space District purchased most of the remaining land (1,300 acres) as permanent open space (the Gary Giacomini Open Space Preserve). Six parcels were retained in private ownership. These parcels are located at the village boundaries adjacent to the Preserve.

Dickson Ranch. The ranch (approximately 49 acres) includes some of the most beautiful redwood groves in the Valley and a riparian corridor along San Geronimo Creek. It lies between San Geronimo Valley Drive and Sir Francis Drake Boulevard. The land is in use as an equestrian center and boards up to ninety horses. Dickson Ranch is an important recreational resource for the San Geronimo Valley.

Grange (formerly Marshall) Property. This 99 acre property has an approved Master Plan which will allow up to seven units served by two roads. An open space easement was granted for the upper portion of the property with a proposed community trail crossing the middle of the property from east to west. An additional two units may be allowed if access is permitted to the Hendricks/Horne properties.

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D. OBJECTIVES, POLICIES AND IMPLEMENTATION PROGRAMS

The following land use objectives, policies, and programs respond to the need to blend the scale and type of development with natural features and the existing pattern of development.

1. Community-Wide

OBJECTIVE CD-1.0. TO INSURE THAT RESIDENTIAL DENSITIES AND NEW DEVELOPMENT ARE COMPATIBLE WITH THE HISTORIC DEVELOPMENT PATTERNS OF THE VALLEY BY PRESERVING THE NATURAL AND BUILT CHARACTERISTICS OF THE SITE AND SURROUNDING AREA WHILE ACCOMMODATING APPROPRIATE NEW DEVELOPMENT.

Policy CD-1.1

Protection of Natural Site Amenities. All land use decisions within the Planning Area will take into consideration the protection and preservation of unique natural site amenities including hillsides, ridges, water courses, stands of significant trees, rock outcroppings and other natural features which reinforce the character of the San Geronimo Valley.

Program CD-1.1a

Analyze Site. The County's review of development applications shall include a thorough analysis of the existing natural environment on and adjacent to the development site.

Program CD-1.1b

Preserve Natural Characteristics. New development should be required to preserve a significant portion of the natural amenities of their respective development sites.

Program CD-1.1c

Subdivision and Lot Line Adjustments. Subdivision and lot line adjustment designs should provide for a variety of parcel configurations and/or sizes by placement of property lines which reflect a balance of preserving natural amenities and creating functional building sites. Proposals for subdivisions and lot line adjustments shall include graphic and written information describing the location, extent and visibility of future improvements.

Policy CD-1.2

Maintain the Rural Character of the Valley. New commercial or residential development shall be designed to maintain the rural character of the Valley. The County Community Development Agency shall review development proposals submitted for design review for consistency with the programs listed below.

Program CD-1.2a

Relationship to the Street. An effective buffer shall be established between dwelling units and arterial streets, using both distance and screening methods to provide a visual and audible separation, wherever possible.

Program CD-1.2b

Views. When new homes are built, views from existing homes should be preserved by sensitive site planning, whenever possible.

- Program CD-1.2c **Materials and Colors.** New development in visually prominent locations should utilize natural materials such as wood, stone, stucco, along with neutral earth tone colors which blend with the natural environment and the community neighborhood.
- Program CD-1.2d **Exterior Lighting.** Exterior lighting, including fixtures, and all exposed accessories should be harmonious with building design. Outdoor lighting should be the minimum necessary to ensure public and personal safety: low wattage, cast downward, hooded.
- Program CD-1.2e **Screening of Unsightly Areas.** Refuse and waste removal areas, service yards, storage yards, and mechanical equipment or other utility hardware on roofs, grounds, or buildings should be screened from public view by use of walls, fencing and planting.
- Program CD-1.2f **Site Planning.** The County Community Development Agency shall review all site plans to ensure that they respond to the natural landscape, topography and shape of the property, preserve existing natural vegetation, protect the views and privacy of neighbors, and provide adequate on-site parking. In areas not subject to erosion, gravel parking areas should be encouraged.
- Program CD-1.2g **Landscape.** Proposed landscaping should take the following into consideration:
1. Protect existing native vegetation and landforms to the extent possible outside the developed areas.
 2. Restrict the use of non-native plant materials outside a “garden area,” (generally about 50 feet from the house) which would alter the community character and ecology.
 3. Design which contributes to retaining and improving soils while guarding against erosion and soil depletion.
 4. The use of edible plants including fruits, nuts, and vegetables which would contribute to local food production.
 5. The use of irrigation methods and plant materials which conserve water.
 6. The use of plant materials which are fire resistant or retardant and design which considers fire safety.
 7. Elimination of invasive exotic plants which include (but are not limited to) pampas grass, scotch broom, eucalyptus and acacia.
- Program CD-1.2h **Ridgelines.** Ridgelines, including flat grassy meadows on the top of ridges, shall be protected and development shall be consistent with

the Design Criteria for Ridge and Upland Greenbelt areas set forth in the 1994 Countywide Plan Policies EQ 3.18 through EQ 3.20.

Program CD-1.2i **Grading.** Grading for roads, driveways, and homesites should be kept to a minimum.

Policy CD-1.3 **Infill Development.** Infill development involving the replacement or expansion of existing single-family residences shall maintain compatibility with the environmental constraints and development opportunities of the pre-existing development site. Infill development which proposes significant alterations to existing undeveloped areas or substantially increases the visibility of buildings and improvements from surrounding property and roadways shall be consistent with the policies and programs in this Plan.

Program CD-1.3a **Analysis of Built Environment.** The County's review of infill development proposing new or re-construction involving more than 25% of the existing structure, shall include a careful analysis of the existing built environment on and adjacent to the development site to ensure design compatibility between new and existing construction. Proposals which fail to contribute to the design character of the community as reflected by the design policies and programs in this Plan are discouraged.

Program CD-1.3b **Reconstruction of Existing Residences.** Proposals for infill development involving reconstruction of existing residences or substantial additions to existing residences shall include graphic and/or visual information from which comparative analysis of pre-development and post-development impacts on the project site and community character can be made.

Policy CD-1.4 **Size, Height, Setbacks.** The size, height, and building setbacks of all new or expanded residential development shall be carefully regulated to maintain the existing character of residential neighborhoods and to protect the exposure to sunlight, views and privacy of adjacent homes, and provide adequate on-site parking.

Program CD-1.4a **Height Limit.** The height limit for structures on hillside lots should be restricted to 30 feet above natural grade.

Program CD-1.4b **Setbacks.** Minimum setbacks should conform to the requirements of the zoning district. Greater setbacks may be required through the design review process to preserve natural resources or minimize development impacts on adjacent properties.

Policy CD-1.5 **Water Tanks.** Prior to design review, the applicant shall determine if installation of a water tank is necessary, and plans submitted should include location of the water tank, as well as any proposed

access roads. Water tanks should be situated well below the ridgeline.

Program CD-1.5a **Screening Water Tanks.** Water tanks shall have minimal visual impact by the use of screening and color. The tank should blend with surrounding landscape, and the visual analysis should determine that the tank will have minimal visual impact.

Policy CD-1.6 **Access to Water Tanks.** Any roads necessary for access to a water tank should be in the least visible location on the site.

Program CD-1.6a **Design of Roads which Access Water Tanks.** The County Community Development Agency shall review all plans for roads which access water tanks to ensure that they are located in the least visually prominent location feasible and are designed to the minimum width practical for routine access as well as emergency access.

Policy CD-1.7 **Intensity of Development.** Allowable uses and intensity of development in the San Geronimo Valley Community Plan area should protect natural features, open views, farming, and character of the rural villages.

Program CD-1.7a **Consistency.** Projects proposed within the San Geronimo Valley shall be reviewed by the County Community Development Agency for consistency with the land use designations and policies in the San Geronimo Valley Community Plan.

Program CD-1.7b **Avoidance of Disruptive Growth.** Development proposals will be reviewed by the County Community Development Agency to ensure that the project does not have a negative effect on community health and safety, natural resources, and the adequate provision of vehicular access, public services, and facilities. Phasing development may be considered where appropriate.

Program CD-1.7c **Merger Program.** The County Community Development Agency shall undertake a merger program pursuant to Article 1.5 of the Subdivision Map Act (Merger of Parcels) in order to consolidate parcels in the San Geronimo Valley which are under single ownership and do not conform to the standards for minimum parcel size.

Policy CD-1.8 **Utility Lines.** The siting of utility lines should take into consideration safety issues as well as visual impacts.

Program CD-1.8a **Electromagnetic Fields.** New electrical lines shall be located to minimize public exposure to electromagnetic fields.

Program CD-1.8b **Encourage New Utility Lines to be Underground.** New utility lines should be located underground to minimize visual impacts whenever possible.

Policy CD-1.9

Signs. All signs should be designed as an integral architectural element of the building and site to which they principally relate. All signs should have good scale and proportion in their design and in their visual relationship to buildings and surroundings. The colors, materials, and lighting of every sign should be restrained and harmonious with the building. All signs shall be consistent with the Marin County Code, Title 22, Sign Ordinance (22.69).

Program CD-1.9a **Mechanical Signs Not Allowed.** Signs which have visible movable parts that shake, revolve, rotate, flash, blink, or have other movement achieved by electric, electronic, or other mechanical means shall not be allowed.

Program CD-1.9b **Sign Lighting.** Lighting shall be simple in design and consistent with the rural character of the area. The sign lighting shall be planned to avoid affecting adjacent residential areas. Sign lights which flash, blink, or use intermittent electrical pulsation shall not be allowed.

Policy CD-1.10

Multiple Building Projects. Repetitive design in multiple building projects should be avoided. Variation of detail, form (bulk, height, mass, and scale), and siting should be used to provide visual interest. The clustering of buildings to protect views and preserve open space is encouraged.

Policy CD-1.11

Development Adjacent to Significant Structures. New development occurring adjacent to culturally or historically significant structures should be designed to respect such structures in terms of bulk, height, mass, and scale. While new buildings should not be designed to copy other buildings, they should be sympathetic in terms of elements of design, fenestration, and materials, and colors.

Policy CD-1.12

Minimize Access Points and Visual Impacts. The number of new access points to Sir Francis Drake Boulevard should be minimized and views of the Valley from Sir Francis Drake Boulevard should be preserved to the extent feasible.

Program CD-1.12a **Design of Development Projects.** Development projects shall be reviewed in order to ensure that new access points to Sir Francis Drake Boulevard are kept to a minimum. Development projects shall be sited to minimize visual impacts.

OBJECTIVE CD-2.0 TO RETAIN THE CULTURAL HERITAGE AND HISTORY OF THE VALLEY BY PROTECTING ARCHAEOLOGICAL AND HISTORICAL SITES AND BUILDINGS.

Policy CD-2.1 **Protection of Historical Landmarks.** Consistent with Countywide Plan policies, historical landmarks and buildings should be preserved.

Program CD-2.1a **Protection of Historical Structures.** Any work proposed for a historical structure shall not detrimentally alter, destroy, or adversely affect any exterior architectural feature.

Program CD-2.1b **Compatibility with Original Appearance of Historical Structures.** Any proposed improvements or additions to existing historical structures shall be compatible with the external appearance of the original historical structure.

Policy CD-2.2 **Archaeological Sites.** Through conditions of project approval, the County Community Development Agency shall ensure that development does not impact archaeological sites.

Program CD-2.2a **Required Archaeological Studies.** Prior to approval of development in any area suspected to have archaeological significance, a field survey by a qualified professional archaeologist shall be required (at applicant's expense) to determine the need for further study.

Program CD-2.2b **Mitigation of Archaeological Impacts.** In the event that the field survey determines that the proposed development might adversely impact archaeological resources, development in those areas should be avoided and the applicant shall comply with mitigation measures as recommended by field surveyor(s).

OBJECTIVE CD-3.0 TO RETAIN AND PROVIDE FOR A BROAD SOCIO-ECONOMIC RANGE OF HOUSING OPPORTUNITIES.

Policy CD-3.1 **New Residential Second Units.** The County should encourage new residential second units which meet design, health, and safety standards and conform to the requirements contained in the County's second unit ordinance. Legalization of non-conforming second units will be encouraged.

Policy CD-3.2 **Rehabilitation of Existing Housing.** Rehabilitation programs are encouraged which permit the maintenance and rehabilitation of homes for the low and moderate income families.

OBJECTIVE CD-4.0 TO ENSURE THAT EXISTING AND NEW SEPTIC SYSTEMS FUNCTION PROPERLY AND DO NOT CAUSE HEALTH OR POLLUTION PROBLEMS.

Policy CD-4.1

Alternative Waste Disposal Systems. The Environmental Health Department should continue to permit alternative waste disposal systems where it is determined that sewage cannot be disposed of in a sanitary manner by a standard tank or where the health officer finds that an alternative system will protect the public health in a manner at least equal to that of the utilization of a standard system.

Program CD-4.1a Use of Alternative Waste Disposal Systems. The testing and development of acceptable alternative self-contained waste disposal systems for residential use in the Valley should continue to be encouraged.

Program CD-4.1b Monitoring Program. A monitoring program will be established individually for each alternative system at the time of issuance of the operating permit in order to ensure that the alternative system is functioning satisfactorily to protect public health and safety.

Program CD-4.1c Mound Septic Systems. The use of mound septic systems should continue to be limited only to areas where development would be precluded without such a system.

Program CD-4.1d Screening Mound Systems. When mound systems are proposed, the design should incorporate some type of screening in order to minimize the visual impact. Screening may be done with the use of fencing, landscaping, or other appropriate method.

2. Village Areas

OBJECTIVE CD-5.0 TO REINFORCE THE VILLAGE CONCEPT OF DEVELOPMENT IN THE VALLEY AND FOCUS FUTURE RESIDENTIAL DEVELOPMENT WITHIN THE EXISTING FOUR VILLAGE AREAS.

Policy CD-5.1

Village Identity. Ensure that the distribution and integration of land uses in village areas enhance village identity and character.

Program CD-5.1a Avoidance of Strip Commercial Development. Any additional commercial development along Sir Francis Drake Boulevard in a continuous strip shall be prohibited.

Program CD-5.1b Commercial Areas. Commercial areas shall provide local service consistent with the scale, character, and function of each village. Local serving uses that would be consistent with this policy include grocery stores, hardware stores, laundromats, small professional offices, and cafes.

Program CD-5.1c Core of Commercial Activity. The present core of commercial activity should remain centered in each village.

Program CD-5.1d **Design of Commercial Structures.** All new commercial structures and substantial remodels (involving more than 25% of the structure) shall be designed consistent with the rural character of the Valley.

Policy CD-5.2 **Residential Development.** Residential development should continue primarily as an infilling of existing or potential building sites within established village areas.

Program CD-5.2a **Location of Residential Development.** To the extent possible, additional residential growth within the villages should be directed to locations within or adjacent to the existing pattern of streets and services.

3. Outside Village Areas

OBJECTIVE CD-6 TO PROTECT THE VIEWSHEDS, NATURAL RESOURCES, AND AESTHETIC QUALITY OF THE SAN GERONIMO VALLEY BY RETAINING THE LOW DENSITY DESIGNATIONS FOR THE LARGE AREAS OF PRIVATELY OWNED LAND BETWEEN AND AROUND THE VILLAGES.

Policy CD-6.1 **Development Outside Village Areas.** Very low densities shall be required in areas outside of village boundaries, to maintain open views, protect natural resources, minimize health and safety hazards, and protect farming operations.

Program CD-6.1a **Cluster Development.** Development outside the village areas should be clustered to minimize impacts on visual resources, the environment and agriculture. Development should be clustered on one portion of the site and the remainder of the site area should be dedicated to public open space. When dedication to public open space is not possible, dedication as private open space should be required. Lands zoned for agricultural use should be preserved or used for that purpose.

Program CD-6.1b **New Roads.** New extensive road systems shall be discouraged. When new roads are constructed, they should be sensitive to terrain, water runoff and visibility and minimize grading. Grading should be minimized while allowing for adequate emergency access and egress.

Program CD-6.1c **South Side Parcels.** Development of the south side parcels should either be in single family residential units at an overall low density with access from existing streets, or at an overall low density with buildings located in small clusters, consistent with topography, access, and other site opportunities, near the existing villages.

Policy CD-6.2 **Mount Barnabe.** The County shall protect the distinctive visual edge of the ridge along Mount Barnabe.

Program CD-6.2a **Location of Buildings.** Development projects in the vicinity of Mount Barnabe shall be reviewed to ensure that buildings are sited in the lower, more accessible portions of the property.

Policy CD-6.3 **Large Parcels.** Development of large parcels shall respect the environmentally sensitive nature of the site.

Program CD-6.3a **Siting Development.** Development should be sited to minimize environmental impacts such as visual impacts, impacts to sensitive plant and animal species, and impacts to creeks and wetlands.

Program CD-6.3b **Open Space Dedication.** Areas on the large properties which are not developed should be preserved by the Marin County Open Space District as permanent open space. If preservation by the District is not feasible, other types of conservation easements or private open space shall be considered. Open space lands could be utilized for seasonal grazing if recommended by a management plan in order to preserve agricultural land and/or enhance native grassland communities.

OBJECTIVE CD-7.0 TO MAINTAIN EXISTING RECREATIONAL FACILITIES, AND PROVIDE RECREATIONAL OPPORTUNITIES FOR ALL RESIDENTS IN THE VALLEY.

Policy CD-7.1 **Trails and Open Space.** Assure a network of trails throughout the valley within and between the villages, on the ridges and valley floor and from valley to ridges providing recreational opportunities.

Program CD-7.1a **Agency Referral.** Development projects shall be referred to the State Parks, and the Marin County Open Space District for review and comment, when appropriate. These agencies may request a dedication of a portion of the property for open space or state parks. When a trail shown on the Countywide Plan Trails Maps crosses a property, efforts will be made to secure an easement from the property owner.

Program CD-7.1b **Maintain Limited Access.** On the south side of Sir Francis Drake Boulevard, limited access to the Marin County Open Space District lands should be maintained from each village.

Policy CD-7.2 **Equestrian Facilities.** The provision of equestrian facilities in the valley which provide educational and recreational opportunities for children and adults, while respecting fragile natural resources, should be encouraged.

Program CD-7.2a **Accessibility to Equestrian Facilities.** Encourage public accessibility to equestrian facilities and resource protection through planning and use permit processes.

Policy CD-7.3 **San Geronimo Valley Golf Course.** Major changes in the use of the San Geronimo Golf Course should be evaluated by a master plan

which could address traffic and other impacts as well as the rural character of the Valley.

V. CIRCULATION, TRANSPORTATION, AND TRAILS

A. ROADWAYS

This section contains a general description of the Planning Area's traffic and circulation patterns, including volumes and capacity on major segments of the roadway system. The Planning Area is minimally served by Golden Gate Transit. The San Geronimo Valley Planning Area has an established network of local and County trails and bike paths. There are trails of regional importance, and trails which are primarily utilized by local residents. Objectives, policies, and programs are designed to maintain traffic circulation and minimize adverse effects on the local roadway system. The Marin Countywide Trails system includes existing and proposed trails.

The San Geronimo Valley roadway system is composed of one major road, (Sir Francis Drake Boulevard), local County maintained roads, and non-County maintained roads.

1. Sir Francis Drake Boulevard

Sir Francis Drake Boulevard is a scenic two lane highway which travels through the Valley to West Marin, the Golden Gate National Recreation Area, and the Point Reyes National Seashore. Its scenic qualities are of particular importance to both Valley residents and those traveling to and from West Marin.

Recent improvements have increased the safety of the highway particularly at Borello Curve, the Nicasio Road turnoff, and the section of road from the top of White's Hill to the Fairfax city limit. This highway is driven at high speeds; proposed new access points should be limited and those allowed should be carefully designed for safety.

2. County-Maintained Roads

Within the Valley, a series of County-maintained roads serve as minor and local collectors. These are paved roads which receive traffic from smaller, private roads. They are bordered by residential development and connect to Sir Francis Drake Boulevard. Some, such as San Geronimo Valley Drive and Meadow Way, provide for limited intra-valley trips. To assist in maintaining the rural character of the Valley, physical improvements to arterial and local streets should be minimal while addressing safety issues and environmental impacts.

Many of the County-maintained roads are extremely narrow and poorly designed. These include Montezuma Road and Juarez Avenue in Forest Knolls; Redwood Drive in Woodacre, W. Sylvestris Drive in San Geronimo, and Mountain View Avenue, and Cortez Avenue in Lagunitas. The problem has been compounded by instances of building structures which encroach into the roadway easement, abandonment of vehicles in the roadway, and on-street parking. The fire department requirement of no parking within 6 feet of the centerline of any road has proven effective in resolving these problems. In addition, roadway drainage facilities are, in many cases, inadequate to handle storm runoff, and culverts may require replacement.

Since there are a significant number of circulation problems within the County-maintained system of roads, a program should be established to provide appropriate maintenance and improvements to existing roadways and related drainage facilities.

3. Non-County Maintained Roads (Private Roads)

Non-County maintained roads serve as access to homesites, undeveloped property, fire roads, and trails on the ridges. The condition of these roads varies considerably. Many segments degrade rapidly in winter weather becoming impassable or unsafe. These roads may be narrow and unpaved with sharp curves and steep gradients. Some are constructed on geologically unstable slopes so that sliding and gullying are frequent occurrences. These roads are in frequent use serving many homes in spite of their poor conditions.

The unpaved or poorly constructed roadway system is a significant source of erosion. Runoff water from the denuded earth has significantly contributed to the sedimentation of San Geronimo Creek and its tributaries. To alleviate these problems, it would be necessary to improve drainage facilities, grading roadbed preparation and, in some cases, the surfacing or resurfacing of roads. The responsibility for improving these roads lies with the owners of these roads, people who use the roads for access, and/or people who have easements to the roads, and emergency vehicle access must be guaranteed on these roads.

4. Fire Roads

From many points along the Valley floor, fire roads extend up to and along the ridge tops of San Geronimo Valley. Many of the problems associated with non-county maintained roads are also true for fire roads. Erosion associated with fire roads has contributed to the sedimentation in the creek system.

Although technically these fire roads are non-county maintained, the Marin County Fire Department will maintain the roads with the cooperation of the property owner. Since the Fire Department does not actually own any property, their role is limited to grading these roads to assure adequate response to forest or grassland wildfires or other emergencies. Maintenance of the roads, including erosion control, remains the responsibility of the property owner.

One of the major benefits of the fire roads is their recreational potential for hikers, equestrians, and bicyclists. Many of the fire roads are included in the Countywide trail system.

5. Roadway Standards

Roadway improvements on new or existing roads should be built to standards commensurate with geologic and soil limitations, and should minimize the effects of surface runoff and pollutants. Particular attention should be paid to reducing cut and fill slopes, and re-vegetating exposed soils. Future improvements should take into consideration the community desire to maintain the rural character of the villages.

Road improvements such as curbs and gutters, paved sidewalks, and street lighting should not be required in either residential or commercial areas except where issues of public safety and drainage difficulties arise. Rural standards for street improvements should be developed which would be appropriate for the low-intensity of the Valley's commercial areas.

Because of the environmental degradation which may result from road construction, new road building should be avoided when there are alternatives (such as the improvement of existing roads to meet the demands of new development) available.

6. Traffic Patterns and Problems

Sir Francis Drake Boulevard, Nicasio Road and San Geronimo Valley Drive are the major transportation routes into the Valley. These roads adequately handle the flow of traffic under usual circumstances. The greatest traffic concentrations occur on weekends and during commute hours.

Sir Francis Drake Boulevard is the major route used to reach Samuel P. Taylor State Park and Point Reyes National Seashore. Increased weekend traffic has caused the Valley to experience an increase in noise levels and it has become difficult to cross the highway, due to the steady stream of vehicles moving at a high speed.

Similar problems are common during commute hours as West Marin and Valley residents go to and from work. Additionally, since traffic congestion on Highway 101 has increased, Sonoma County and Novato residents are using Sir Francis Drake Boulevard and Nicasio Road as commute routes. The increased commute time and weekend traffic congestion suggests that more and more people are driving through the Valley to work and recreation areas. Road improvements and the development of transit alternatives should be considered a high priority.

B. TRANSIT

The transit dependent population in the Valley includes commuters, students, handicapped, the elderly and people without cars. Golden Gate Transit operates (in 1997) one round trip commuter route per weekday between the Valley and San Francisco, two weekend trips, and provides limited after-school transit for Drake High School students. An hourly bus in the morning and late afternoons would provide more consistent and regular transit services and would decrease automobile dependency. A bus which operated within the Valley would also serve to reduce trips.

The Healthy Start (GO Geronimo) program provides a registered ride sharing service with designated stops, as well as coordinates carpooling arrangements. When all of the groups which need transportation are considered, it becomes clear that there is a widespread high priority need for a better multi-faceted transportation system in the Valley. Possible solutions include: increased Golden Gate Transit bus service, intra-Valley shuttle buses, the continuance of comprehensive ride sharing programs, and the addition and improvement of bike trails and paths.

C. BIKEWAYS

Bikeway use in the Valley breaks into three categories with different but overlapping needs: recreation and exercise, commuting, and school/recreation access for children.

Recreational bikeways meet the needs of road cyclists, bicycle campers and mountain bikers. Road cyclists generally stay on paved roads and use Sir Francis Drake Boulevard and Nicasio Valley Road to destinations outside of the Valley. These bicyclists are often on competitive or training trips and frequently travel in groups. Bicycle campers are packed for camping and their destinations are generally Samuel P. Taylor State Park, Golden Gate National Recreation Area (GGNRA), the Point Reyes National Seashore or beyond. Mountain bikers use Sir Francis Drake Boulevard and feeder roads to get to fire roads in the Valley as well as multi-use paths in Samuel P. Taylor State Park, MMWD lands, Marin County Open Space District lands, GGNRA lands or the Point Reyes National Seashore.

Commuter routes meet the needs of cyclists who are commuting to work or school. They prefer the shortest, most direct routes, such as Sir Francis Drake Boulevard which is the route used to get to work stations east of the Valley, to Drake High School or the College of Marin.

Safe, convenient routes for children have been an ongoing problem, of concern to parents. Attempts to solve this problem have not proved successful for a variety of reasons. A short route in front of the school on the south side of Sir Francis Drake Boulevard was consistently used for parking and made impassable because of vegetative overgrowth. A separated path from the MMWD pump station in Lagunitas to the west end of Castro Street was put in and was quickly overgrown and made unusable. A separated path paralleling Sir Francis Drake Boulevard is unusable during the rainy season.

Recognizing the overlapping needs of all cyclists using the Valley and the problems outlined above, the County Bikeways committee began working closely with the Department of Public Works in 1988. They decided to eliminate and abandon some efforts described earlier and concentrate on widening and improving the road shoulder along Sir Francis Drake Boulevard between San Geronimo and Shafter Bridge in Lagunitas. This was completed in 1994 and appears to be very successful. As a result, users can now walk or bike for almost six miles along a three to six foot wide bikeway on Sir Francis Drake Boulevard from White's Hill to Shafter Bridge.

There are plans to dedicate an easement for a separated bike/pedestrian path paralleling Sir Francis Drake Boulevard from the Trailer Court through French Ranch to Lagunitas School District that will be designed for year round use. This would be a safer alternative than using Sir Francis Drake Boulevard around Borello curve in San Geronimo. In addition, a new public trail connecting to Roy's Redwoods has been approved as part of the French Ranch development.

Efforts are currently being made to build a bridge over the existing MMWD pipeline between Sir Francis Drake Boulevard and the abandoned railroad right-of-way on State Park property which connects to an existing multi-use path which parallels Sir Francis Drake Boulevard through the Park. This would give cyclists the option of a safer route about five miles long as opposed to sharing, with automobiles, the dangerously narrow and poorly maintained existing road through the Park.

Nicasio Valley Road is heavily used, mostly by recreational cyclists. Select shoulder improvements between Sir Francis Drake Boulevard and Nicasio Pass (Moon Hill) would improve safety.

Bikeways/routes maintenance is an ongoing problem. Cars parking on shoulders or on curves in residential areas, overgrowth of vegetation, erosion of soil/rocks onto road shoulders contribute to hazards for bicyclists. Education of the public and an ongoing management plan to keep routes clear is desirable.

D. TRAILS

Runners, hikers and equestrians have historically made heavy use of the San Geronimo Valley's many trails (see Appendix G for Trails Maps). Outdoor experiences on the Valley's trails system are an important part of life for many Valley residents. Trails are used for outdoor educational, recreational, spiritual and exercise purposes. The fire roads and trail systems also provide pedestrian, equestrian and bicycle connections between neighborhoods and villages, and provide

emergency access and escape routes during natural disasters. Road bicyclists have historically used Sir Francis Drake Boulevard for recreational use to get to public parks in West Marin or for road racing. As road improvements are made this use is increasing. Pine Mountain Truck Road (now the San Geronimo Ridge Road) is a very popular, highly rated mountain bike ride. Mountain bikers comprise a large portion of the Open Space and Trails User group within the Planning Area.

1. Trail Acquisition

The Marin Countywide Trails Element of the Countywide Plan includes existing and proposed trails which run through the Valley, and around its ridges. These trails and fire roads may be acquired through donations, the development process or acquisition. Easement dedications are another method whereby a trail or fire road may be formally dedicated at the time Master Plans or other land use decisions are approved.

In 1993, the San Geronimo Valley Planning Group acquired the remaining Lagunitas Development Company holdings which included unimproved streets and lanes. These streets and lanes are an important trail resource within the villages. Any proposed abandonment's should be carefully reviewed for current or potential trail uses. Because of the community's desire to have access to the rich natural environment of the valley, efforts should be made to secure trail easements where trails currently exist or where important connections can be made between trails or destinations respecting the privacy and security of residents (subject to review of environmental impacts). As part of the Bay Area Ridge Trail, efforts are on-going to find a connector route from Samuel P. Taylor State Park to Loma Alta through the San Geronimo Valley.

2. Trail Maintenance

Major fire roads are maintained by the Marin County Fire Department. The maintenance of the County Open Space District is done by the District which relies largely on community volunteers. The MMWD and State Parks do their own maintenance. Some trail routes have become overgrown or impassable due to landslides, fallen trees, or obstructions and will require work by community volunteers in cooperation with appropriate public agencies to restore to a usable condition. Erosion on these trails needs to be minimized.

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E. OBJECTIVES, POLICIES, AND IMPLEMENTATION PROGRAMS

The following objectives, policies, and programs address the transportation circulation issues related to new development which face the Planning Area.

OBJECTIVE T-1 TO MAINTAIN AND IMPROVE TRAFFIC CIRCULATION IN THE PLANNING AREA BY PRESERVING ESTABLISHED ROAD RIGHT-OF-WAYS AND ENSURING ADEQUATE SITE DISTANCES FOR TURNING MOVEMENTS.

- Policy T-1.1** **Road Right-of-Way.** To maintain adequate stopping and turning sight distances and preserve shoulder areas for emergency on-street parking and havens for pedestrians and bicyclists, the County should prohibit the construction of fences, walls, and other accessory structures, or similar structural landscaping features within the right-of-way of roads and streets within the Planning Area.
- Program T-1.1a **County Review.** The County shall review permits for new residential construction to ensure against encroachments into the road right-of-way as described in Policy T-1.1.
- Policy T-1.2** **Sight Distance.** Adequate stopping and turning sight distances shall be maintained at roadway and driveway intersections by regulating the siting and design of property frontage improvements such as landscaping, retaining walls and fences.
- Program T-1.2a **County Review.** The County shall require that development applications include roadway or driveway design information to verify compliance with stopping and/or turning site distance standards.
- Policy T-1.3** **Construction Staging Areas.** Construction vehicles, equipment and materials shall be parked or stored on the development site, or on a roadway shoulder area wide enough to allow for safe traffic circulation.
- Program T-1.3a **Public Works Coordination.** Determinations regarding the specific location of off-site construction parking and storage areas within the road right-of-way shall be coordinated by the Public Works Department prior to use of the road right-of-way.
- Policy T-1.4** **Traffic Safety Improvements.** The Public Works Department should coordinate with Valley residents to identify traffic hazard areas in the Planning Area roadway system and develop mitigation measures appropriate to the specific impact and locale.
- OBJECTIVE T-2 TO ENSURE ADEQUATE PARKING FOR NEW RESIDENTIAL CONSTRUCTION.
- Policy T-2.1** **Off-Street Parking.** New development shall be required to provide off-street parking based on projected need.

Program T-2.1a **Off-Street Parking Required.** All new residential development and construction shall provide off-street parking as required by the Public Works Department.

In establishing the required parking, the Public Works Department will take into account the size of the home, the number of proposed bedrooms, and guest parking requirements. In determining the precise number of required spaces for a particular property, the Public Works Department will confer with the CDA Planning Division to ensure that the required parking can be provided in an aesthetically sensitive manner given the physical constraints of the site. Tandem parking arrangements should be used in hillside areas to avoid or minimize grading and the use of retaining walls for construction of off-street parking areas.

OBJECTIVE T-3 TO RETAIN THE RURAL CHARACTER OF THE PLANNING AREA BY ASSURING THAT FUTURE ROADWAY CONSTRUCTION AND IMPROVEMENTS WILL HAVE A LOW IMPACT ON THE NATURAL AND BUILT ENVIRONMENTS.

Policy T-3.1 **Roadway Design and Community Character.** All roadway improvements must be designed to preserve and enhance the rural character of the Planning Area.

Program T-3.1a **Retention of the Rural Character.** The County will support the retention of the rural character of the Planning Area by discouraging the installation of street lights, concrete sidewalks, curbs, and gutters. Alternative materials to concrete are encouraged for sidewalks, berms, and drainage swales where these improvements are needed for engineering and safety purposes.

Policy T-3.2 **Roadway Design and Natural Resources.** All new roadway improvements should be designed to minimize grading and associated impacts of surface runoff and pollutants.

Program T-3.2a **Driveway Widths.** The County will keep road and driveway widths to the minimum required in areas of high natural resources value or in areas that contribute to the visual character of the community.

Program T-3.2b **Retain Significant Vegetation.** New and modified roadways and driveways should be designed to retain significant vegetation, unless the Public Works Department or the Marin County Fire Department determine that such vegetation creates a significant traffic safety hazard by reducing turning or stopping sight distances.

Program T-3.2c **Natural Slope.** Roads and driveways should be designed to minimize their presence and conform as closely as possible to natural slope contours to minimize grading and the use of retaining walls. Roads and driveways which alter hillsides by creating wide straight alignments or notches in ridgelines or ridgespurs should be discouraged.

Program T-3.2d **Existing Driveways.** Existing driveways should be maintained and utilized to the maximum extent possible for infill development of new or remodeled single-family residences. Driveway extensions requiring substantial alterations to natural topography, trees, water courses and other natural site amenities should be avoided.

Policy T-3.3 **Roadway Maintenance.** The County should ensure that privately-maintained roadways are left in good condition after completion of a project.

Program T-3.3a **Bond Required.** The County should require developers to post a bond proportional to the size of the project to cover the cost of repairing publicly and privately owned roadways following completion of a project.

OBJECTIVE T-4 TO ENCOURAGE TRANSPORTATION MODES OTHER THAN THE AUTOMOBILE FOR TRIPS WITHIN AND BEYOND THE VALLEY IN ORDER TO REDUCE CONGESTION, PRESERVE AIR QUALITY AND REDUCE CONFLICTS BETWEEN TRAFFIC AND PEOPLE.

Policy T-4.1 **New Transit Modes.** The County should support development of new transit modes and approach corridors to the Golden Gate National Recreational Area and Point Reyes National Seashore.

Policy T-4.2 **Tourist Service.** The County should encourage expansion of bus service and the development of Highway 101 oriented staging areas to serve coastal visitors.

Policy T-4.3 **Transit Accommodation for Bicyclists and Backpackers.** The County should encourage transportation providers to use buses which accommodate bicyclists and backpackers particularly in routes serving recreational corridors.

Policy T-4.4 **Expansion of Local Public Transit.** The public transit system should be expanded to serve San Geronimo Valley residents needs, including a local shuttle system.

Program T-4.4a **Explore Expansion.** Community organizations should explore the possibility of expanding the public transit system.

Program T-4.4b **Develop Ridesharing Programs.** The community should explore innovative approaches to providing transportation, while at the same time reducing congestion, through the development of ride sharing programs.

Policy T-4.5 **Special Needs.** Special transportation services for the handicapped and elderly should be improved by increasing capabilities of programs such as Whistlestop Wheels. A volunteer intra-valley shuttle is supported.

Program T-4.5a **Intra-Valley Shuttle.** The community should investigate the possibility of establishing a volunteer intra-valley shuttle.

Program T-4.5b **Funding.** The Marin Senior Coordinating Council and Whistlestop Wheels should try to obtain funds from local, federal, and state sources for vehicle and operating costs to serve additional routes. This program would primarily serve the transportation needs of the disabled and elderly (shopping and medical trips).

OBJECTIVE T-5.0. TO MAINTAIN THE RURAL CHARACTER OF THE VALLEY BY MINIMIZING PHYSICAL IMPROVEMENTS TO SIR FRANCIS DRAKE AND ALL LOCAL STREETS WHILE MEETING BASIC SAFETY AND ENVIRONMENTAL STANDARDS.

Policy T-5.1 **Traffic Studies.** Traffic studies which are undertaken for development projects in the San Geronimo Valley should take into consideration impacts beyond the immediate Planning Area particularly Sir Francis Drake Boulevard through San Anselmo. Existing traffic studies may be utilized for information necessary to complete this portion of the analysis.

Program T-5.1a **Street Lighting.** The County should identify street lighting standards which reflect the Valley's rural character while meeting basic safety standards.

Policy T-5.2 **Roadway Maintenance.** The Department of Public Works should continue to maintain and improve existing roadways and related drainage facilities for County maintained roads.

Program T-5.2a **Right of Way.** The County Sheriff should maintain a clear right-of-way on roads through the citation of encroachment violations.

Program T-5.2b **Selective Widening.** The Department of Public Works should consider selective widening of residential roads on portions of the roadway to provide safe passing as well as parking shoulders.

Program T-5.2c **Re-evaluate Speed Limits.** The County Sheriff should re-evaluate speed limits on roads such as San Geronimo Valley Drive which are heavily used by school children, bicyclists, and horses.

Policy T-5.3 **Sir Francis Drake Boulevard.** No expansion of the number of traffic lanes on Sir Francis Drake Boulevard shall be undertaken in the Valley or on White's Hill excepting turn lanes as necessary.

Policy T-5.4 **Access to Sir Francis Drake Boulevard.** New development shall be designed to have a limited number of access points to Sir Francis Drake Boulevard.

OBJECTIVE T-6.0. TO PROMOTE BICYCLE AND PEDESTRIAN CIRCULATION CONNECTIONS THROUGHOUT THE VALLEY EXTENDING TO OTHER AREAS.

Policy T-6.1 **User Conflicts.** Street design shall provide increased safety between pedestrians, bicycles and motorized vehicle traffic. Controls would

include but not be limited to striping, wider road shoulders, removal of sight line obstructions, signing, and appropriate speed limits.

Program T-6.1a **No Parking Signs.** The County Department of Public Works should install no parking signs along bikeways in areas where the parked cars would interfere with use of the bike lane.

Program T-6.1b **Connecting Bridge.** Build a multi-use bridge over the Inkwells from Sir Francis Drake Boulevard to the abandoned railroad right-of-way in Samuel P. Taylor State Park.

Policy T-6.2 **Trails.** The County should support development of a diverse system of pedestrian, hiking, equestrian, and bicycle trails between villages and connecting to the County Trail system, Samuel P. Taylor State Park, and Marin Municipal Water District lands. The design and location of trails shall ensure minimal impact to habitat and wildlife corridors and maintain privacy and security of residents.

Program T-6.2a. **Bay Area Ridge Trail.** The County should support and participate in the development of the Bay Area Ridge Trail.

Policy T-6.3 **Promoting Public Bikes.** The community should explore innovative approaches to encouraging bicycle usage such as a “white” or “yellow” community bikes program or a bike loan program.

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VI. COMMUNITY SERVICES AND FACILITIES

A. FIRE AND PARAMEDIC SERVICES

The Woodacre Fire Station (headquarters for the Marin County Fire Department) provides structural and wildland fire protection as well as emergency medical care. Paramedics in Woodacre serve the San Geronimo Valley, with a paramedic unit in Pt. Reyes and Ross Valley serving as backup. The Fire Department is the agency responsible for maintaining safety in the event of toxic spills, electrical hazards and all public safety related events, until the appropriate agency arrives. The department also has the duty to review proposed new construction and inspect newly constructed buildings for fire safety.

At present, the fire station and manpower are sufficient for the continued protection of the San Geronimo Valley. The frequency of fires has been reduced due to weed maintenance, smoke detectors, proper wood stove installation, and the use of flame-retardant roofing materials.

B. SHERIFF

The Marin County Sheriff's Department provides law enforcement to the San Geronimo Valley. One deputy is assigned to San Geronimo Valley twenty-four hours a day, seven days a week. The Sheriff's Department responds to emergencies, administers first aid, and handles civil matters and warrants. The Department also has a crime prevention program (neighborhood watch) and instructs children on bicycle and pedestrian safety as well as emergency procedures.

C. DISASTER PREPAREDNESS

Emergency (disaster) preparedness planning consists of three major components: government actions, private organization emergency response actions, and individual or small group actions. In the first seventy-two hours after a major disaster, people must be self sufficient. Governments cannot provide all of the services that will be needed. Therefore, disaster preparedness involves planning efforts by the County and local agencies of the County, private organizations, and local groups to identify resources and formulate plans about what to do in an emergency situation.

In order to effectively respond in the event of an emergency situation, the Office of Emergency Services has prepared the Marin County Multihazard Plan. The Multihazard Plan focuses on the response to large-scale disasters. The Multihazard Plan outlines actions for officials in the event of a major disaster including establishment of command posts, location of evacuation routes, and traffic control.

Emergency preparedness officials stress the importance for individuals and small groups to be prepared. With the many organizations working to provide small group and individual training, general emergency preparedness throughout the county should be significantly improved over the next few years. The need to publicize and coordinate emergency plans will be part of this effort.

In addition to governmental actions, the American Red Cross provides disaster training to private organizations throughout the County. A training program was proposed in 1982 after major storms identified a need for additional disaster preparedness, especially at the neighborhood level. The program set up four task forces to develop training programs for schools, neighborhoods, business, and religious organizations.

The San Geronimo Valley is physically isolated from much of Marin County. In the event of a disaster, the Valley could be virtually cut off from the rest of Marin County. Thus, a disaster preparedness plan which identifies emergency shelter, makes provisions for food and water, and provides for organized medical response is critical.

The San Geronimo Valley Disaster Council was established to raise awareness, prepare the community, develop a disaster plan and work in coordination with the County of Marin in the event of disaster. The primary duties of the Council are to coordinate damage assessments, prepare and staff the emergency shelters and organize neighborhood disaster teams. There are three designated shelters; the Woodacre Improvement Club, the Community Presbyterian Church in San Geronimo, and St. Cecilia's Church in Lagunitas. It is vitally important that each individual household maintain food, water and emergency supplies for at least two days in the event of fire, landslides, flooding, earthquake or wind damage. While the Disaster Council attempts to provide coordination and assistance in the event of a disaster, this does not remove responsibility from the individual households nor negate the need for a strong, self-sufficient neighborhood organization.

D. SCHOOLS

1. Preschool and Day Care

The San Geronimo Valley Nursery School offers morning sessions for preschool children, ages 2 years, 9 mos. through 6 years. Children are offered a variety of play learning situations, as well as educational materials.

The Valley Family Preschool is a non-profit, self-supporting, licensed parent-participation school located in the Cultural Center and operating from 9:00 a.m. to noon, Monday through Friday during the school year. It has been at the Center since 1972.

The Day Care Center has been located in the Cultural Center since 1973. It is open Monday through Friday from noon to 6:00 p.m. during the school year. The Center provides space for children aged 4 years 9 months through 9 years.

2. Elementary

The Lagunitas Elementary School District operates Lagunitas School and San Geronimo School on adjoining campuses in San Geronimo. The District provides public education, from kindergarten through eighth grade, in four unique and highly regarded programs, including Montessori (K-5), Open Classroom (K-6), Academics and Enrichment (K-5), and the departmentalized Middle School (6-8). The District offers daily bus service and lunches.

3. High School

Sir Francis Drake High School, which serves this area, is located in San Anselmo. The Tamalpais High School District owns undeveloped property in the Valley, with no current plans to develop. Limited bus service is provided.

E. RECREATION

The San Geronimo Valley, presents many outdoor recreation opportunities. In addition to the potential for appreciation of the creeksides, hills, and ridgetops through an extensive trail system, a number of man-made facilities and active recreation programs are offered which make available a variety of activities such as swimming, drama, dance, horsemanship, hiking, arts and crafts classes, bicycling and field sports. Despite this, there is a need for more recreational facilities (especially during the wet winter months), and improvement of existing facilities. An example of something which could be improved is the poor condition of the surface of the playing field at the Woodacre Improvement Club. Some improvements have been accomplished recently including the widening of road shoulders on Sir Francis Drake Blvd. to provide better access and circulation for pedestrians and bicyclists. Listed below is an inventory of existing recreational facilities within the Valley and a general statement of the programs provided.

1. Lagunitas School District
1-60 ft. Little League or Softball Field
1-Soccer Field
4-Outdoor Basketball Courts
1-Handball Court
1-Auditorium/Multipurpose Room
Marietta Larsen Memorial Nature Preserve
2. San Geronimo Valley Cultural Center
multipurpose room, kitchen, meeting room, ceramics room, a playground and parking lot
Play Equipment
3. Forest Knolls Park
1-Playground with equipment
1-Basketball Court
Seating area
4. Woodacre Improvement Club
1-Building w/auditorium/reception hall, stage, kitchen, bar, senior's room
1-General Purpose Sports Field
1-Picnic Area
2-Tennis Courts
1-Swimming Pool and Wading Pool
5. San Geronimo Valley Golf Course
1-Eighteen Hole Course
1-Dining room and Bar
6. Dickson Ranch

Horse Boarding Stables with riding rings and covered arena

7. Roy's Redwoods County Open Space (306 acres)
Picnic Area, Hiking and Equestrian Trails
8. Maurice Thorner Memorial Open Space (32 acres)
Hiking and Equestrian Trail
9. Gary Giacomini Open Space Preserve (over 1500 acres)
Picnic areas, fire roads, hiking and equestrian trails

Each age group presents its own particular challenges to the designers of recreational facilities and programs. The particular creative outlets, social enhancements and self-fulfillment's are very different for children, adolescents, young adults, middle-aged people, and seniors. Gender differences as well as differing physical and mental abilities need to be addressed in any overall master plan. Thus, there is the need for a thorough overall assessment of needs and desires among all segments of the Valley population.

F. POSTAL SERVICES

Postal services are provided by a post office in each village. As of 1995, the number of post office boxes in each village are: Lagunitas 365, Forest Knolls 617, San Geronimo 325, and Woodacre 951. The community has expressed a desire to maintain a post office in each village, thus helping maintain each village as a distinct community.

G. UTILITIES

Water service is provided primarily by the Marin Municipal Water District; however, some properties are served by wells. Telephone service is provided by Pacific Bell. Natural gas is not available in the Valley. Propane is delivered to individual residences by two principal suppliers. Electricity is provided by PG&E and Cable services are provided by TCI.

H. WASTE TREATMENT

Since community sewage treatment facilities are not available in San Geronimo Valley, individual on-site systems must be employed for sewage disposal. The combination of shallow soils with low percolation rates, a high water table, relatively small lot sizes in certain areas (especially Woodacre), older homes with illegal additions, and steep hillside homesites have all contributed to the history of periodic septic system failures in the Planning Area. It should also be noted that many of the homes in the Valley were at one time summer residences, not intended for year-round use, having old redwood cesspools generally without leach lines. Conversion to full time use has resulted in straining inadequate septic systems.

One of the main considerations in the installation of a septic system is the soil type. The U.S. Department of Agriculture Soil Conservation Service (SCS) completed a detailed mapping of Marin County soils in 1979. The San Geronimo Valley Planning Area contains twelve different soils units. Almost all of these soils pose severe limitations for development and grading. The limitations are considered *light* if soil properties and site features are generally favorable for the indicated use and limitations are minor and easily overcome; *moderate* if soil properties or site features are not favorable for the indicated use, and special planning, design, or maintenance is

needed to overcome or minimize the limitations; and *severe* if soil properties or site features are so unfavorable or so difficult to overcome that special design, significant increases in construction costs, and possibly increased maintenance are required. Specific soil types include the following:

Ballard gravelly loam (2-9% slope): Located principally along the valley bottom, this is a well-drained soil formed from alluvial deposits. It has low erosion potential and has "moderate" suitability for septic tank absorption fields.

Blucher-Cole complex (2-5% slope): Located along the valley floor, including most of the golf course, the lower portions of the parcel along the northside of the valley east of Nicasio Road (including the Spirit Rock property) and in Woodacre, this is a somewhat poorly drained soil formed from alluvial deposits. Erosion potential from runoff is slight. The soil is subject to occasional, brief periods of flooding. While it is generally suited to livestock grazing, grazing when the soil is wet results in compaction of the surface layer and excessive runoff. Septic tank absorption fields do not function properly during rainy periods because of flooding, the high water table, thin soil mantle, and slow permeability of the soil. This soil has severe limitations for septic systems.

Bonnydoon gravelly loam (30-75% slope): Located at higher elevations in the Valley, the hazards of soil erosion and siltation are high for homesite development, particularly in the steeper areas. This soil is shallow and poses severe limitations for septic systems. Effluent from septic tank absorption fields can surface downslope and thus create a health hazard.

Dipsea-Barnabe very gravelly loams (30-50% slope): Located in steeper areas on both the north and south side of the valley, runoff on this soil is rapid and the hazard of soil erosion is high. These soils are a severe limitation for septic tank effluent absorption.

Dipsea-Barnabe very gravelly loams (50-75% slope): Also located in upland areas, this soil, due to the steep slope, may have more limitations than Dipsea-Barnabe very gravelly loams (30-50% slope).

Henneke stony clay loam (15-50% slope): Located in upland areas of the valley, principally in ravines, this soil has high erosion potential from rapid water runoff. The soil is shallow and steep. It has moderately slow permeability. Limitations for septic systems may be overcome by increasing the size of the absorption field and placing absorption line along the contour. It also has severe limitations for septic tank effluent absorption.

Saurin-Bonnydoon complex (30-50% slope): Located in upland areas, this soil has high erosion potential and severe limitations for septic tank effluent absorption.

Saurin-Bonnydoon complex (50-75% slope): Same limitations as above.

Tocaloma-McMullin complex (15-30% slope): Located in hilly upland areas, principally behind Lagunitas School, this soil has high runoff and erosion potential and poses severe limitations for septic tanks.

Tocaloma-McMullin complex (30-50% slope): Same limitations as above.

Tocaloma-Saurin association (steep): Located in steeper areas north of Forest Knolls, this soil has a high erosion potential and severe limitations for septic tanks.

Tocaloma-Saurin association (extremely steep): Located on the upland portions of most of the northside parcels, this soil has the same limitations as above.

During the winter, spring, and early summer, a high water table persists in the Valley, particularly the eastern portion. This situation may cause septic systems to overflow, which could result in pollution problems especially when systems are located near creeks. An evaluation of pollution impacts as a result of failed septic systems and the investigation of alternative self-contained waste disposal systems for use in the valley is necessary.

The County should continue to carefully review the new development projects to ensure that the septic systems will function properly. Technological innovations have provided greater flexibility for on-site sanitary disposal. However, the County must continue to prohibit development on sites where successful sanitary disposal cannot be accomplished due to size, percolation, slope and proximity to creeks. Regular inspection and maintenance of all on-site facilities should be undertaken.

I. CULTURAL CENTER

The Center (known as the Art Center, Community Center and Cultural Center) was originally a public school built in 1924. It was slated for demolition in 1968 but work by community members prevented its destruction. In 1974, on its 50th birthday, this charming building with its graceful arches, Spanish tile roof, and sixteen foot mural painted by Del Mue in 1932, was designated an Historical Monument by the Board of Supervisors at Supervisor Giacomini's request. The Center became a non-profit organization in 1971 and its arts/cultural emphasis soon expanded to include child care and food assistance. Today, the Center is used for meetings, a broad variety of human services, art and cultural events, classes, a clay program, a pre-school, and a day care program.

J. LIBRARY

In the 1950s and 60s the San Geronimo Valley branch of the Marin County Library was located in Woodacre and Forest Knolls. In the 70s the Woodacre library was eliminated and shortly thereafter a move made into a larger facility in Lagunitas. The library was moved from Lagunitas to a more centralized location on School District property in San Geronimo in February 1988. This was a result of a unique cooperative effort between the School District, the Cultural Center and the County with major funding assistance from the San Francisco Foundation. The library is currently located on a knoll overlooking Sir Francis Drake Boulevard just west of the Cultural Center. The County Library shares the building with the school's children's library. They work cooperatively to serve the school and the community. The Mini-Gallery in the library is a special project of the Cultural Center. Valley artists are encouraged to exhibit finished or in progress pieces for friends and neighbors to enjoy. The art show changes in the gallery every two months.

K. PLACES OF WORSHIP

1. Saint Cecilia's Church

The Church was founded as a mission of Sacred Heart Church of Olema in 1912. The Church burned down on Christmas Eve in 1936. It was rebuilt in 1937 at which time it was established as a parish and a rectory was built. Sunday mass is held at 9:30 a.m. and there are special schedules for Christmas and Easter. The church receives support from its annual festival and barbecue on the second Sunday of July.

2. San Geronimo Valley Community Presbyterian Church

The only Protestant church in the Valley welcomes people of all ages to family-oriented worship, prayer, and music every Sunday morning at 11:00 a.m. Children enjoy programs planned especially for them during the last half of morning worship. Free childcare for the smallest children is provided. The Sacrament of the Lord's Supper is celebrated the first Sunday of each month. Other special services include the candlelight Christmas eve service, the outdoor Easter Sunrise service on the hill, and a Thanksgiving Eve service. The church sponsors the San Geronimo Valley Nursery School and daycare program, which emphasizes social and emotional development and the growth of self-esteem. Alcoholics Anonymous groups meet in the Church Lounge at 8:00 p.m. on Mondays and Fridays. The church is also designated as a County shelter in time of local emergency.

3. Jewish Congregation of the San Geronimo Valley

The Jewish Congregation of the San Geronimo Valley meets at various times during the month to worship, educate, socialize, share and explore Jewish religious and cultural heritage. The Congregation, which was established in 1992, holds monthly potluck dinners and Shabbat celebrations in members' homes. Other gatherings throughout the year are usually held at the San Geronimo Valley Cultural Center. The Congregation issues a monthly newsletter for its members and others.

4. Spirit Rock Meditation Center

Spirit Rock is meditation retreat center based in the Theravada tradition of Buddhism. Though the center has its roots in the traditional teachings of the Buddha, one does not have to be a Buddhist to practice this type of meditation. The teachings and the meditation techniques are presented without rituals or Asian cultural overlays, making them very accessible to Westerners. Beginning classes and one-day retreats are offered regularly.

L. RECYCLING

Curbside recycling services for glass, paper, cardboard, and plastic are provided throughout much of the Valley. In addition, a community recycling center is located at a site just west of the Lagunitas School property in storage facilities provided by Shoreline Disposal, Inc. The declining availability of disposal capacity in Marin suggests that all citizens should actively participate in recycling the maximum amount of household, garden, or other waste.

M. OBJECTIVES, POLICIES, AND IMPLEMENTATION PROGRAMS

OBJECTIVE CF-1.0. TO PROVIDE A VARIETY OF DIVERSE RECREATIONAL, CULTURAL AND EDUCATIONAL OPPORTUNITIES PRIMARILY FOR VALLEY RESIDENTS AND PROVIDE FOR ADEQUATE COMMUNITY SERVICES AND FACILITIES.

Policy CF-1.1 **Recreational Opportunities.** The County should encourage the establishment of public open spaces within each of the villages for recreational use.

Program CF-1.1a **Vacant Parcels.** The County should inventory vacant parcels in each village to determine where it might be possible to create small parks and a program should be established to accomplish this task.

Policy CF-1.2 **Senior Citizens.** Community organizations should establish recreational facilities for senior citizens in the Valley.

Program CF-1.2a **Recreational Activities.** The community should develop a list of recreational activities preferred by senior citizens, and investigate the possibility of providing programs which currently do not exist.

Policy CF-1.3 **Public Participation.** The County should encourage opportunities for public involvement in decision making for all organizations which have an impact on San Geronimo Valley and its residents.

Policy CF-1.4 **Access to Public Lands.** Public access points to Marin Municipal Water District lands that include the Kent Lake Watershed, and Marin County Open Space District lands should be maintained for recreational, cultural and environmental educational purposes. Such access should not infringe upon the privacy of existing or future residents.

Policy CF-1.5 **Post Offices.** The County should support the communities' efforts to retain separate Post Offices within each village in order to promote neighborhood identity and social opportunities.

OBJECTIVE CF-2.0. TO STRENGTHEN AND EXPAND EXISTING PROGRAMS AND FACILITIES FOR RECREATIONAL AND CULTURAL USES BY COORDINATING EFFORTS OF LOCAL ORGANIZATIONS.

Policy CF-2.1 **Arts, Recreation and Cultural Programs.** New facilities for Arts, Recreation and Cultural Programs shall be centrally located and planned primarily for Valley residents.

Program CF-2.1a **Coordination.** Interested community organizations should establish a mechanism for existing organizations to identify and coordinate their efforts related to Arts, Culture, and Recreation programs.

Policy CF-2.2 **Coordination of Park and Recreation Programs.** Park and recreational facilities and programs sponsored by federal, state, and county agencies should be coordinated with Valley organizations.

Policy CF-2.3 **Library Facilities.** The County should support continued joint administration of library facilities by Lagunitas School District and the County in order to strengthen each program.

OBJECTIVE CF-3.0. TO MAINTAIN AND ENHANCE PROGRAMS FOR PRE-SCHOOL AND SCHOOL AGE CHILDREN AT CENTRALIZED FACILITIES.

Policy CF-3.1 **Programs for Children.** The County should support programs and facilities for pre-school and school age children before and after school on the Lagunitas School District grounds.

OBJECTIVE CF-4.0. TO PROVIDE A HIGH LEVEL OF EMERGENCY SERVICE THROUGHOUT THE VALLEY AND DEVELOP AND WIDELY PUBLICIZE NEIGHBORHOOD DISASTER PREPAREDNESS PLANNING.

Policy CF-4.1 **Fire, Sheriff, California Highway Patrol, Paramedic, and Social Services.** The County should maintain existing service levels in San Geronimo Valley and increase services when necessary.

Policy CF-4.2 **Neighborhood Disaster Planning.** Community organizations should continue to facilitate and encourage disaster preparedness planning at the neighborhood level throughout the Valley through existing efforts, coordination with the Red Cross, and County programs.

Policy CF-4.3 **Publicity of Disaster Plans and Community Education.** Community organizations should widely publicize disaster plan information to reflect new County plans and other efforts as they relate to the Valley.

Policy CF-4.4 **Designate New Shelter.** The Community should work with the Red Cross in order to designate a new emergency shelter.

OBJECTIVE CD-5.0. TO REDUCE CONSUMPTION AND WASTE PRODUCTION, ENCOURAGE AND ENSURE RECYCLING, AND IMPROVE RECYCLING FACILITIES.

Policy CD-5.1 **Reduce Consumption.** Residents should be made aware of the importance of reducing consumption, especially of goods utilizing recyclable and minimal packaging, as the primary means of reducing the creation of waste.

Policy CD-5.2 **Compost.** Encourage the community to work closely with the County to ensure a safe collection and/or distribution of compost.

- Policy CD-5.3** **Permanent Recycling Center.** The community should encourage efforts to make the community recycling center permanent.
- Policy CD-5.4** **Expanded Recycling Center.** The recycling center should be expanded to provide complete recycling for all paper, plastics, metals, and glass.

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VII. NATURAL HAZARDS

A. GENERAL DESCRIPTION

The San Geronimo Valley Planning Area is subject to a variety of natural constraints associated with its complex and fragile natural environment. The nature of the topography, soil types, unstable Franciscan melange bedrock, close proximity (4.5 miles) to the San Andreas rift zone and other existing natural features of the Valley present a range of limitations and advantages for accommodating specific land uses and densities in different areas.

Hazards include the susceptibility to landslides, fire, and earthquake damage, the inability of certain soil types to absorb septic tank effluent, and the potential problem of erosion and water pollution.

Potential seismic hazards include ground shaking and ground failure induced by shaking, causing landslides. The Planning Area is also subject to geologic hazards which exist independent of any seismically triggered event because the steep hillsides and ridges are subject to several types of landslides and downhill creep. These conditions occur in the following two distinct geologic areas of the Valley:

Uplands: The uplands consist primarily of Franciscan melange, serpentine, sandstone, shale, and chert. The materials represent some of the oldest geologic materials in the Planning Area and are characterized by moderate to high levels of instability. The ridgelines are relatively stable but there are large deposits of colluvium in swales and valleys of hillsides which are susceptible to debris flow avalanches.

Valley Floors: Valley floors consist of colluvium and alluvium derived from upland geologic material. Alluvium consists of unconsolidated sedimentary deposits of clay, silt, sand, and gravel beneath streams and valleys. Colluvium is a general term of deposits of unsorted and unconsolidated soil material and weathered rock fragments that accumulated on or at the base of slopes by gravitational processes.

B. GEOLOGIC, SEISMIC AND SOILS HAZARDS

The San Geronimo Valley Planning Area is characterized by numerous seismic and geologic hazards and natural constraints. The California Division of Mines and Geology has studied the geology of the Valley and prepared a report in 1976 entitled Geology for Planning Central and Southeastern Marin County, California (Rice, Smith and Strand, 1976).

Like most of the coast range, essentially all of San Geronimo Valley is underlain by intensely deformed metamorphic rocks and sheared and crushed melange from the Franciscan formation. The Franciscan formation is principally of graywacke but contains small bodies of greenstone, serpentine, and chert with some larger inclusions of sandstone, shale and conglomerate.

1. Slope Stability

Given the varied topography and geologic character of the Valley, there are many hazards associated with the land. The Division of Mines and Geology study yielded a slope stability analysis which included consideration of the following factors:

- evidence of landslides or downslope creep
- steepness of slopes
- soil characteristics and erosion potential
- moisture/precipitation conditions
- seismic potential geologic character

The analysis interpreted the relative stability of slopes and classified the San Geronimo Valley into four zones (1 through 4). In this scale, Zone 1 is considered most stable and Zone 4 least stable. These classifications apply to large areas and are not suitable for site specific construction decisions.

Mapping of these zones indicates that much of the Valley is covered by categories 3 and 4 -- categories of least stability. Thus, most of the hillside areas of the Valley are classed in the lower stability category with the exception of a few ridge and knoll locations. Most of the low lying level areas, such as the golf course, Spirit Rock, lower Woodacre and San Geronimo Valley School, are considered relatively stable. If a project is proposed in an area rated 3 or 4, a report must be prepared by a civil engineer with soils expertise, or a soils certified engineering geologist prior to consideration of site design or use. Special attention should be paid to properties with slopes in excess of 35%.

2. Earthquakes

There are no known active faults in the San Geronimo Valley. The nearest known active fault traces are the San Andreas fault, about 4.5 miles to the southwest, and the Hayward fault, about 13 miles to the northeast. The risk from seismic shaking from events on these faults is high. The maximum predicted earthquake magnitudes for these faults are 8.3 and 7.0 respectively (Borcherdt, 1975). Although the risk of surface rupture along active fault lines is considered improbable within the Valley, seismically induced events such as ground failure and landslides are likely to occur.

The San Andreas fault, the Hayward fault, the slightly further away Calaveras fault, and other faults comprise a fault system, which has collectively given rise to at least one documented "Great" earthquake (magnitude 8.3 in 1906) and from four to eight other "major" earthquakes since 1800, based on historical records of felt intensity. Many smaller seismic events have also been instrumentally recorded in the Bay Area.

3. Ground Failure

Ground failure is the displacement of the ground surface due to loss of strength or failure of underlying earth materials during earthquake shaking. Ground failure may take the form of "lateral spreading". This phenomenon results in gradual or rapid loss of strength in foundation materials, and structures can either gradually settle or break up as foundation soils move, literally by flowing. Parts of San Geronimo Valley are underlain by alluvium and are potentially affected by this circumstance, if buildings are not properly designed.

4. Landslides

Landslides constitute a major geologic hazard to structures, roads, and utilities in the "uplands" or hillsides of the Planning Area. These hazards exist independently of earthquakes. Principal factors affecting slope stability are the geologic materials underlying the slopes, steepness of slopes, and the presence of active or intermittent natural forces (rain, earthquakes) that tend to cause slope failure. Generally, the presence of existing landslides is indicative of unstable underlying geologic material.

Slope instability and landslides, even in more naturally stable areas, can be brought about by indiscriminate cuts for streets, homes, and removal of trees and other stabilizing vegetation. Slope stability is also a problem along creeks where steep banks become undercut by high water, and eventually flatten out by normal slope failures.

Landslides may be falls, slumps, or slides and may consist of bedrock or unconsolidated material. Prominent topographic features that commonly distinguish landslide areas include scarps, terrace-like benches that commonly have topographic sags or depressions on them, disrupted ground surfaces, and anomalous drainage patterns. The great majority of these damaging landslides develop on slopes underlain by Franciscan melange, within pre-existing landslide deposits. The slow downslope movement strains houses by cracking foundations, and cracking and disrupting streets and utilities.

C. FLOODING

The outstanding physical feature of the valley bottom area of San Geronimo Valley is San Geronimo Creek and its surrounding margins of riparian vegetation. At one time, prior to development of the Valley, the creek probably meandered down through the Valley, changing its course frequently with each flood flow which caused it to overflow its banks. Now, however, the stream is entrenched; that is, it has cut into the alluvium of the valley bottom to a depth of ten to fifteen feet throughout and is mostly confined to its channel.

Livestock overgrazing, grading and erosion of the thin top soil layer have had great impacts on the creek. Silt laden waters continually scour the sides of the channel and tend to widen the entrenched channel. With succeeding storm runoffs the channel has entrenched itself deeper and wider. Efforts have been undertaken to build check dams to prevent the channel from deepening any further, but it has been difficult to stop banks from scouring, sloughing off, and being carried away.

Increased impervious surface (roads and houses) increases runoff, which further impacts the creek. In addition, a network of fire roads extend throughout many of the slopes and along ridgetops. Many of them are improperly drained and maintained and are the source of erosion of steep canyon slopes. The 100-year flood plain, which is the basis for county flood improvement and requirements, is shown on maps available for review in the Department of Public Works.

The annual maintenance of the creeks helps to prevent flooding and protects homes located along the creek. There is also the need for voluntary organized inspections to identify and resolve existing problems with soil erosion and proper drainage. The following are options to solve the problem:

1. Formation of a Flood Control District

2. Cooperative community projects which reinforce creekside improvements for properties subject to streambank erosion.

D. FIRE HAZARDS

The Woodacre Fire Station provides service for both structural and wildland fires. Recently, water mains have been upgraded in some locations and fire equipment has been increased and modernized. In 1995, the MMWD completed significant improvements to upgrade fireflow standards throughout the Valley. New homes proposed for the Valley are required to receive plan check approval from the Fire Department.

The summer dry season, combined with fire-prone vegetation and rugged topography, creates hazardous fire conditions in much of the San Geronimo Valley. The most significant fire hazard exists in the grassy and wooded hillside areas. The extensive grasslands of the northern Planning Area present the greatest ignition potential. However, the most hazardous zones occur in the Green Hill area and other brush and shrub-covered uplands of the southern ridges. Besides having a high ignition potential, the nature of the chaparral vegetation makes it very prone to damage by fast-spreading, high-intensity fires.

Regular programs of fuel load reduction and vegetation management for fire hazards around structures should be implemented. All woody debris and yard waste clippings should be composted locally.

Major risk factors related to fire danger in the Valley include the following:

1. Narrow streets. Street width and illegally parked cars make access for fire fighting equipment difficult.
2. Grassy areas. Grassy areas on Sir Francis Drake Boulevard are particularly susceptible to nuisance fires.
3. Faulty wood stove installation. One of the most frequent causes of home fires is faulty wood stove installation and the failure to properly clean chimneys. Summer homes built years ago may now be fire traps, much more so than houses built since the 1940s. Proper installation of wood stoves and fireplace inserts is imperative in every house and the older housing stock deserves closer inspection to ensure that existing wood stoves are installed properly for health and safety.
4. High fire hazard areas. In these areas, particularly the high chaparral slopes, building should be discouraged or mitigation measures enforced, such as brush clearing around homes and drainageways, and the installation of sprinkler systems.

E. OBJECTIVES, POLICIES, AND IMPLEMENTATION PROGRAMS

OBJECTIVE NH-1. TO PREVENT OR MINIMIZE DAMAGE TO LIFE, PROPERTY, AND NATURAL RESOURCES FROM LANDSLIDES, EARTHQUAKES, EROSION, FLOODS, AND FIRE.

Policy NH-1.1

Regulation of Development. In areas where conditions such as soil stability, geologic and seismic conditions, and hydrology present potential threats to life, health, and the environment, development shall be restricted to very low densities, designed to minimize or eliminate the hazard.

Policy NH-1.2

Cluster Zoning. Single family cluster zoning should be used as a tool to guide development away from hazardous areas. Cluster development may be appropriate in some areas to avoid hazardous conditions and to preserve other community assets such as vegetation and views.

Policy NH-1.3

Toxic Waste Contamination. The County should identify sites suspected of toxic waste contamination, such as old gas stations, machine shop or chemical storage sites, and require subsurface contamination investigations at these sites prior to development approval.

OBJECTIVE NH-2.0. TO STIMULATE PUBLIC AWARENESS OF ENVIRONMENTAL HAZARDS.

Policy NH-2.1

Community Awareness of Hazards. The County should support public awareness of environmental hazards by informing citizens of the availability of Countywide and local area hazards studies, sources of hazard information and public services.

OBJECTIVE NH-3.-0. TO PROTECT PUBLIC HEALTH AND SAFETY FROM SLOPE INSTABILITY AND LANDSLIDE HAZARDS.

Policy NH-3.1

Restriction of Development. The Community Development Agency and the Department of Public Works should ensure that construction of buildings for human occupancy be restricted to a very low density residential use in those portions of the Planning Area designated Zone 3 or Zone 4 on the slope stability index.

Program NH-3.1a.

Low Density Zoning. The County Community Development Agency should recommend and maintain low density zoning where appropriate and require specific geologic studies for development proposed in hazardous areas.

Policy NH-3.2

Mitigation of Geologic Hazards. Development proposed in areas of geologic hazards, should not be endangered by nor contribute to the hazardous conditions on the site, or on adjoining properties. The County should only approve new development in the areas of identified geologic hazards if the hazards can be reduced to suitable levels by appropriate mitigation measures.

- Policy NH-3.3** **Geotechnical Studies.** Projects proposed for areas designated Zone 3 or Zone 4 in stability and landslide potential or in areas possessing similar stability characteristics shall be evaluated by the Department of Public Works prior to consideration of site design or use. The evaluation should include the structural foundation engineering of the actual site, the impact of the project on adjacent lands, as well as impacts of off-site conditions on the site itself. The applicant is responsible for submitting required reports.
- Policy NH-3.4** **Debris Avalanche Landslide Hazards.** Development sites in slope stability Zones 1 through 3 that may be affected by debris avalanche landslides, should be subject to special studies. Slope stability zones should be reevaluated by a Certified Engineering Geologist during site specific investigation. Based upon such investigations, the slope stability zones in some areas may be upgraded or downgraded.
- Policy NH-3.5** **Grading in Geologic Hazard Areas.** In areas where slopes are steep (greater than 20%), significant landscape changes on the contouring should be preceded by a detailed geologic investigation.
- OBJECTIVE NH-4.0. TO PROTECT PUBLIC HEALTH AND SAFETY FROM GROUND RUPTURE HAZARDS.
- Policy NH-4.1** **Earthquake Standards.** The Department of Public Works should continue to ensure that new buildings and additions to existing buildings are constructed to earthquake resistant standards. The rehabilitation or elimination of structures susceptible to earthquake damage should be encouraged.
- Policy NH-4.2** **Emergency buildings and Vital Utilities.** The County Community Development Agency in conjunction with the Department of Public Works should ensure that emergency buildings and vital utilities, communication systems, and transportation systems are located and constructed so that they remain operational during and after a major earthquake.
- OBJECTIVE NH-5.0. TO MINIMIZE THE RISK OF WILDLAND AND STRUCTURAL FIRES, AND ENSURE ADEQUATE FIRE PROTECTION.
- Policy NH-5.1** **Mitigate Risk.** The County Community Development Agency should allow new subdivisions and land divisions in areas identified as having extreme fire hazards only when it is determined that adequate water for fire suppression is or can be made available. For residential subdivisions, access should be provided from more than one source where feasible. When necessary, fire trails and fuel breaks should be required. If development is to occur in extreme fire hazard areas, fire-resistant materials, clearances from structures, and landscaping with fire-resistant plants shall be required.

- Policy NH-5.2** **Land Management in Fire Hazard Areas.** The County Fire Department should continue to implement land management programs which include fire road maintenance, periodic thinning of high-ignition vegetation, controlled grazing, and fire prevention education programs in fire hazard areas. Land surrounding homes should be kept cleared of vegetation which could easily ignite.
- Policy NH-5.3**
- Program NH-5.3.a **Early Detection.** The County Fire Department in conjunction with the County Community Development Agency should prevent fires and enforce early detection and quick response to fires by requiring smoke detectors, spark arresters in chimneys, fire retardant roof materials, and when appropriate sprinkler systems.
- OBJECTIVE NH-6.0 TO ASSURE PUBLIC SAFETY IN AREAS SUBJECT TO INUNDATION.
- Policy NH-6.1** **Community Role.** Utilize community organizations to the extent possible to implement flood control improvements (local funding, activities, organization).

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VIII. AGRICULTURE ELEMENT

A. BACKGROUND

Almost 45% of the land in Marin County is maintained in productive agriculture. This land provides 25% of the Bay Area's milk supply, and substantially contributes to California's livestock industry. Agricultural uses can provide wildlife habitat, watershed protection, and much of Marin's open space and scenic beauty. Agricultural operations are an important part of the San Geronimo Valley's historic past. As a land use, agriculture helps maintain a rural atmosphere in the Valley.

The basic objective of this element is to promote a development process which results in responsible stewardship of this precious resource. The San Geronimo Valley can move beyond the recent historical agriculture which has been confined mostly to grazing beef cattle. Through implementation of the policies and programs in this plan, efforts can be made to initiate a working, sustainable agriculture that keeps the countryside intact while providing substantial social and economic community benefits and food security.

As stated in the Agricultural Element of the Marin Countywide Plan, the "viability of agriculture in Marin relies upon the continuation of the very low density agricultural zoning implemented in the Inland Rural Corridors in the early 1970's." The Countywide Plan established that urban and suburban development should occur primarily in the City-Centered Corridor, while agriculture and open space uses should occur primarily in the Inland Rural and Coastal Recreation Corridors.

Using innovative, sustainable cultural practices, conservative yield estimates indicate that the year-round dietary needs of an average of five persons could be met by one acre of well-developed comprehensively farmed land. Using this figure as a baseline, 700 acres of land would be required to provide full food security for the current population. The employment of intensive, diverse food cropping systems could be adapted to take advantage of the Valley's Mediterranean climate to move toward year-round vegetable, fruit and berry production.

Protection of existing agricultural lands preserves not only the land itself but the opportunity for future use of that land by generations to come. The goal of this Element is to encourage, protect and expand agricultural activities and opportunities.

B. SOIL AND WATER RESOURCES

Sustainable agricultural practices in the San Geronimo Valley require conservation of soils and water. The availability of suitable soils and adequate water in the future is mandatory for maintaining agriculture in the Valley. This Element places emphasis on identification and preservation of sites that contain soils with significant agricultural potential.

The San Geronimo Valley contains large areas of presently undeveloped or grazed land where soils are suitable or adaptable to more intense agricultural use without compromising natural resources. The use of appropriate soil conservation and management practices will increase food production and help to maintain the viability of agriculture in the future. These practices include ensuring proper drainage, cover cropping, composting, and inclusion of organic soil amendments and biological inoculates.

Proper soil management practices also aid in the conservation of water. The use of organic materials not only improves tilth and fertility but aids in moisture absorption and retention. Mulches of organic materials also reduce evaporation.

A constraint to intensifying agricultural production in the Valley is the availability of water. The Marin Municipal Water District is encouraging homeowners to conserve water to avoid the need to import water from outside the County. The creek system is already considered “over-appropriated” and further withdrawals from the creek system is not an option.

A strategy needs to be developed to retain, develop or reclaim water for summer use which does not impact the available domestic supply or the creek system. More intensive agricultural operations would require an increased water supply for about 24 weeks during the warmer seasons. There are several options to explore to increase available water supply in the Valley. These include, but are not limited to:

1. Conservation. Proper soil management practices may aid in the conservation of water.
2. Reclamation. Reclaimed water may be used for some types of agriculture.
3. Drip Irrigation. This technique uses substantially less water.
4. Well Water. Consider development of wells for agricultural use in accordance with all the rules and regulations set forth by the State Water Resources Control Board and the County Department of Environmental Health.

C. PRESERVATION OF AGRICULTURE

There are several mechanisms available to preserve agriculture in the San Geronimo Valley. One of the primary means is to maintain low density agricultural zoning. In conjunction with the agricultural zoning district, the establishment of agricultural easements (purchase of development right) has proven effective in preserving agriculture throughout the County. The Marin Agricultural Land Trust (MALT) is a non-profit organization that purchases easements from landowners. Through the acquisition of easements, MALT compensates the landowner for giving up the development potential on the property and assures the long-term agricultural future of the land.

The Transfer of Development Rights (TDR's) also has the potential to protect agriculture. TDR's allow the development rights on one property (the donor property) to be transferred to another (receiver) property. The application of TDR's in Marin County has been limited by the lack of suitable receiver sites.

The Agriculture Land Conservation Act (1965), commonly known as the Williamson Act, is also a means to protect agriculture. In exchange for a lowered tax assessment the property owner agrees to maintain agriculture on the property for a minimum of 10 years. Three property owners (a total of 596 acres) in the San Geronimo Valley have their land under a Williamson Act contract.

Another mechanism to preserve agriculture is the Marin County “Right to Farm” Ordinance (Ordinance #3216, adopted by the Board of Supervisors in October, 1995) which states that no agricultural activity or operation on “agricultural land” conducted in a manner consistent with accepted customs will be considered a nuisance for nearby properties. The ordinance defines “agricultural land” as “land areas of the County designated in the Marin Countywide Plan as Agriculture 1, 2, and 3 and Agriculture and Conservation 1, 2, and 3 and/or included in

agricultural zoning districts A, APZ, and ARP.” The ordinance requires disclosure concerning agricultural operations upon transfer of property on or adjacent to agricultural land and upon the issuance of a discretionary development permit. The intent of the ordinance is to protect day-to-day and seasonal farming operations from complaints about ordinary smells and noises of agriculture and serve notice to people who settle in and near agriculturally zoned areas that agricultural operations are present

Protecting agriculture in the urban fringe is becoming an important focus of many organizations and individuals. These groups are addressing issues related to local food production, marketing, and transportation issues. For example, local farmers markets have proven an effective tool for small farms to market their produce. Consumers benefit from the high quality of local produce. Another benefit is the reduction in the amount of energy expended to transport food products. Intensive farming methods have made small scale operations economically viable.

The identification and preservation of existing suitable farmland and support of local agriculture is crucial to the protection of agriculture in the Valley. Large single tracts of contiguous acres together with small parcels could form a community network of farming operations. Coordination could insure a diverse harvest from the small scale farming enterprises which would avoid duplication of efforts and further enhance the diversity of the food supply.

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D. OBJECTIVES, POLICIES AND PROGRAMS

OBJECTIVE AG-1.0 TO PROTECT AND ENHANCE CURRENT AND FUTURE AGRICULTURAL OPPORTUNITIES IN THE SAN GERONIMO VALLEY.

Policy AG-1.1

Protection of Prime Soils and Strategic Local Farmlands. An emphasis shall be placed on the identification and preservation of prime soils wherever they occur as well as non-prime soils with significant agricultural potential.

Program AG-1.1a Soils. When reviewing development proposals on agricultural land, the Community Development Agency should take into consideration state mapping and soil classifications regarding the property and the capability of those soils to support agricultural use in the future. Efforts should be made to site development to avoid impact to areas containing “farmlands of local significance” or better.

Program AG-1.1b Erosion. The County should Encourage methods to conserve soil and avoid erosion.

Program AG-1.1c Compost. Encourage the development of a community composting effort in order to build and maintain soil fertility and reduce waste volume.

Policy AG-1.2

Encourage Intensive Agriculture. In addition to large agricultural operations, small acreage farms and gardens shall be encouraged.

Policy AG-1.3

Sustainable Community Farming. Encourage the use of sustainable agricultural practices. These practices include organic production, water and soil conservation, protection of natural resources, and wildlife habitat.

Policy AG-1.4

Local Marketing of Produce. Local food stores or road side stands that market locally produced food should be encouraged. The establishment of a Farmers/Gardeners market should also be encouraged.

Policy AG-1.5

Identify Water Sources to Support Agriculture. Community residents and property owners should be encouraged to conserve and reclaim water. Consider development of wells for agricultural use in accordance with all the rules and regulations set forth by the State Water Resources Control Board and the County Department of Environmental Health.

Program AG 1.5a Irrigation Methods. Encourage use of drip or other low volume irrigation methods for more efficient water use.

Program AG 1.5b Gray Water Systems. Encourage use of approved gray-water systems for large and small scale farming operations as well as for residences.

OBJECTIVE CD-2.0 TO PROTECT AGRICULTURAL LAND AND ENCOURAGE AGRICULTURAL USES.

- Policy CD-2.1**
- Protection of Agricultural Activities.** Agricultural activities are encouraged both for the production of food and fiber, and for the maintenance of the rural character of the Valley. Intensive agricultural activities to provide local food sources should be encouraged.
- Program CD-2.1a Limited Agricultural Activities in Village Areas. The rural residential character of the village areas and the ability to engage in limited agricultural activities in residential areas should be maintained.
- Program CD-2.1b High School District Property. The Tamalpais High School District property should remain in agricultural use. More intensive agricultural use should be considered if feasible.
- Program CD-2.1c Flander's Ranch. Flander's Ranch shall be encouraged to remain in agricultural use through continuation of the Williamson Act Contract and other incentive programs.
- Policy CD-2.2**
- Williamson Act.** Small intensive agricultural uses which meet the State Law minimum of 10 acres should be given due consideration for available tax incentives under the Williamson Act.

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IX. ECONOMIC ELEMENT

I. INTRODUCTION AND SUMMARY

The Marin County Board of Supervisors established an Economic Commission in 1993 to develop economic policies and programs in the Countywide plan and to promote economic activities in the cities and the County. The purpose of including an Economic Element in the Plan is to encourage economic vitality throughout the County and to provide a structure for County and city governments to make decisions about land use and capital facilities which support the development of a sound economy. The element's major objectives are summarized below.

The San Geronimo Valley planning area is a rural Valley with an historical economic base of local serving businesses, agriculture, and recreation. These types of businesses are a mainstay of Marin's economy. This element reflects the following Countywide Plan and community objective:

“To promote a sustainable local economy which will benefit present and future generations without detrimentally affecting resources or biological systems and which will result in balanced communities where residents have opportunities to enjoy the components of a high quality of life: employment, housing which is affordable, transportation, services, and physical environment.”

In addition to the historical economic base, a sustainable local economy can be built by encouraging the growth of home businesses and telecommuting by residents of the Valley, without detrimentally affecting resources or biological systems or the rural character of the Valley. The following objectives, policies, and programs are intended to promote the sustainable economy of the planning area.

A. OBJECTIVES, POLICIES, AND PROGRAMS

OBJECTIVE E-1.0 TO ENCOURAGE HOME BUSINESSES AND TELECOMMUTING

Policy E-1.1 **Encourage Home Business.** The County Community Development Agency should encourage home businesses and telecommuting to lessen traffic and to vitalize the community by increasing the number of people who live and work within the Valley.

Policy E-1.2 **Telecommuting.** Organizations representing businesses in Marin County should encourage the establishment of telecommuting options for employees.

Program E-1.2a **Encourage Telecommuting.** The County Community Development Agency should review land use regulations related to home businesses and recommend revisions to encourage the home work place and telecommuting where compatible with the character of existing neighborhoods.

OBJECTIVE E-2.0. TO PROMOTE A SUSTAINABLE ECONOMY BY PROTECTING AND ENCOURAGING AGRICULTURAL USES.

- Policy E-2.1** **Protection Agricultural Businesses.** The County should support and encourage the use of Williamson Act contracts, conservation easements, and other regulatory means to help reduce the conversion of agricultural land to development.
- Policy E-2.2** **Intensive Agriculture.** The County Community Development Agency should encourage the intensive use of suitable land for the production of food and fiber products which sustain local food production.

APPENDICES

- A. Summary of Applicable Plans and Policies
- B. Regulations for Various Zoning Districts
- C. Zoning Maps
- D. Land Use Policy Maps
- E. Noise Definitions
- F. Trails Maps
- G. Initial Study
- H. Board of Supervisors Resolutions

APPENDIX A

SUMMARY OF APPLICABLE PLANS AND POLICIES

The San Geronimo Valley is located in the Inland-Rural Corridor in the West Marin Planning Area. The following list contains many of the policies in the Countywide Plan which would apply to the San Geronimo Valley area. This list may not be comprehensive and the reader should refer to the Countywide Plan to determine if there are any other policies which might apply to a specific property.

Land Use

Policies in the Community Development Element which specifically apply to San Geronimo area include:

- Policy CD-15.1. Designation of Lands for Agriculture
- Policy CD-15.4. Village Development
- Policy CD-15.5. Village Boundaries
- Policy CD-15.6. Avoid Large-Scale Development
- Policy CD-15.7. Diversity in Lot Size and Architecture
- Policy CD-15.8. Historic Structures
- Policy CD-15.9. Tourist Facilities
- Policy CD-15.10 Village Commercial Residential Designation
- Policy CD-15.14 San Geronimo Valley

Policy CD-15-5 states that boundaries must be set and clarified for each village. Two kinds of boundaries affect villages; the boundary of an existing area and areas of expansion. In the San Geronimo Valley, infilling within existing village boundaries is the only expansion recommended.

Other policies in the Countywide Plan Community Development Element encourage social and economic diversity, creation of balanced communities, telecommuting, live/work space and cottage industries.

Environmental Quality

Many policies (too numerous to list individually) in the Environmental Quality Element will apply to the San Geronimo Valley including but not limited to:

- Policies EQ-2.1 through EQ-2.40 (Streamside Conservation Areas)
- Policies EQ-2.75 through EQ-2.80 (Air Quality)
- Policies EQ-2.85 through EQ-2.86 (Species Protection)
- Policies EQ-3.1 through EQ-3.17 (General Policies related to the Built Environment)
- Policies EQ-3.18 through EQ-3.27 (Design Criteria)
- Policies EQ-3.29 through EQ-3.34 (Archeological and Historical Resources)
- Policies EQ-4.1 through EQ-4.5 (General policies related to open space and recreation)
- Policy EQ-4.6 (Preservation of open space lands in the Inland Rural Corridor)

Transportation

- Policy T-1.1. Level of Service Standards
- Policy T-1.3. Fair Share for Transportation System Improvements
- Policy T-1.4. Transportation Policies in Community Plans
- Policy T-5.1. Improve Bicycle Access
- Policy T-5.3. Improve Pedestrian Access

Policy T-5.4. Adequate Transportation Access to Schools

Policy T-7.1. Limit Road Improvements to Safety Enhancements (West Marin)

Policies in the Community Plan are consistent with this policy and other general policies in the Countywide Plan which encourage transit use and improve bicycle and pedestrian access.

Housing

Maintain the ratio of low- and moderate-income housing supply, in a dispersed rather than concentrated pattern and in conjunction with the regional housing policies. This will be done by voluntary measures to limit prices and rents in existing housing and by including low- and moderate-income units in new developments.

Offer incentives to private development, such as higher densities in appropriate locations and modification of site improvement standards, where suitable, in order to achieve social and economic diversity in housing.

Policy H-1.1. Maintain Ordinances which Encourage Affordable Housing Development

Policy H-1.4. Utilize Housing Assistance Programs

Policy H-1.7. Shared Housing

Policy H-1.10. Waive Planning Fees for Affordable Housing

Policy H-1.17. Encourage Housing for Special Populations

Policy H-4.1. Accessibility of Housing to Transit Systems

Policy H-5.1. Solar Access

Policy H-5.2. Solar Design

Policy H-5.3. Energy Conservation

Noise

Policy N-1.1. Use Noise Level Guidelines for New Development

Policy N-2.1 Use Noise Level Guidelines for Existing Development

Policy N-2.4. Minimize Impacts from Excessive Noise Levels due to Construction Activity

Policy N-2.5 Minimize Noise Impacts from Temporary Land Uses

Policy N-2.6 Coordinate with other Public Agencies

Environmental Hazards

Policy EH-1.1. Support for Public Awareness

Policy EH-1.2. Support Scientific Geologic Investigations

Policy EH-2.1. Location of Public Structures

Policy EH-2.2. Emergency Building Design

Policy EH-3.1 Location of Future Development

Policy EH-3.2. New Development Approval

Policy EH-3.3. Disaster Protection Measures

Policy EH-5.1. Mitigation of Risk

Policy EH-5.2. Geotechnical Investigation Requirements

Policy EH-6.1. Evaluate Projects in Stability Zones 3 or 4

Policy EH-6.2 Construction Observation and Certification

Policy EH-6.3. Projects on Known Landslides and Landslide-Prone Deposits

Policy EH-7.1 Filled Land Underlain by Compressible Materials

Policy EH-7.2. Minimize Differential Settlement
Policy EH-7.3 Structural Design of Foundations and Utilities
Policy EH-8.4. Regulatory Methods of Flood Control
Policy EH-8.6. Flood Run-Off
Policy EH-11.1 through EH-11.7 related to fire hazards

Agriculture

Policies A-1.1 through A-1.5 (Enhancement, support and preservation of agricultural lands)
Policies A-1.10 Non Agricultural Land Uses (Inland Rural and Coastal Recreation Corridors)

Community Facilities

Most of the policies in the Community Facilities Element are related to coordination between the cities and towns in Marin and development of adjacent unincorporated areas.

Policy CF-2.1. Maintain the Character of Rural Lands
Policy CF-6.1 Establishment of Child Care Facilities
Policy CF-7.1 through CF-7.3 related to school facilities

Parks and Recreation

PR-1.1. Planning of Facilities
PR-2.1 through PR-2.5. Operations and Management
PR-3.2. Assistance to Unincorporated Communities
PR-3.4. Assistance with Special Needs
PR-3.5. County as a Resource and Facilitator

Trails

TR-1.1 through TR-1.4. Identification, Acquisition, and Dedication
TR-2.1. Planning and Coordination
TR-3.1 through 3.5. Trail Design and User Safety
TR-4. Trails Maintenance

APPENDIX B
Regulations for Various Zoning Districts

SET BACKS

ZONED DISTRICT	PERMITTED USES* (**Without UP, Variances, etc.)	LOT AREA	AVERAGE WIDTH	FRONT	SIDE	REAR	BUILDING HEIGHT	FAR (Floor Area Ratio Maximum)
A-2	1. Limited Agricultural.	2 Acres	100 ft.	25 ft.	6 ft.	20% of lot depth/ 25 Ft. maximum	2½ Stories 35 Ft. Maximum	30%
A-2:B-1	2. Processing of agricultural products grown entirely on property.	6,000 sq. ft.	50 ft.	25 ft.	5 ft.	20% of lot depth/ 25 Ft. maximum	2½ Stories 35 Ft. Maximum	30%
A-2:B-2	3. Stables, etc.	10,000 sq. ft.	75 ft.	25 ft.	10 ft.	20% of lot depth/ 25 Ft. maximum	2½ Stories 35 Ft. Maximum	30%
A-2:B-3	4. Kennels having less than six dogs.	20,000 sq. ft.	100 ft.	30 ft.	15 ft.	20% of lot depth/ 25 Ft. maximum	2½ Stories 35 Ft. Maximum	30%
A-2:B4	5. All uses permitted in R-1. 6. Accessory uses.	1 acre	150 ft.	30 ft.	20 ft.	20% of lot depth/ 25 Ft. maximum	2½ Stories 35 Ft. Maximum	30%
R-A	1. All uses permitted in R-1.	7,500 sq. ft.	60 ft.	25 ft.	6 ft.	20% of lot depth/ 25 Ft. maximum	2½ Stories 35 Ft. Maximum	30%
R-A:B-1	2. Small livestock farming. (See Section 22.14.020(2))	6,000 sq. ft.	50 ft.	25 ft.	5 ft.	20% of lot depth/ 25 Ft. maximum	2½ Stories 35 Ft. Maximum	30%
R-A:B-2	3. Dairy on five acres or more.	10,000 sq. ft.	75 ft.	25 ft.	10 ft.	20% of lot depth/ 25 Ft. maximum	2½ Stories 35 Ft. Maximum	30%
R-A:B-3	4. Temporary sale of agricultural products.	20,000 sq. ft.	100 ft.	30 ft.	15 ft.	20% of lot depth/ 25 Ft. maximum	2½ Stories 35 Ft. Maximum	30%
R-A:B4	5. Accessory buildings and uses.	1 acre	150 ft.	30 ft.	20 ft.	20% of lot depth/ 25 Ft. maximum	2½ Stories 35 Ft. Maximum	30%
R-1	1. One-family dwelling.	7,500 sq. ft.	60 ft.	25 ft.	6 ft.	20% of lot depth/ 25 Ft. maximum	2½ Stories 35 Ft. Maximum	30%
R-1:B-1	2. Public parks & playgrounds.	6,000 sq. ft.	50 ft.	25 ft.	5 ft.	20% of lot depth/ 25 Ft. maximum	2½ Stories 35 Ft. Maximum	30%
R-1:B-2	3. Crop and tree farming and gardening.	10,000 sq. ft.	75 ft.	25 ft.	10 ft.	20% of lot depth/ 25 Ft. maximum	2½ Stories 35 Ft. Maximum	30%
R-1:B-3	4. Nursery and greenhouses.	20,000 sq. ft.	100 ft.	30 ft.	15 ft.	20% of lot depth/ 25 Ft. maximum	2½ Stories 35 Ft. Maximum	30%
R-1:B4	5. Accessory buildings uses.	1 acre	150 ft.	30 ft.	20 ft.	20% of lot depth/ 25 Ft. maximum	2½ Stories 35 Ft. Maximum	30%

* THE ABOVE SETBACKS ARE NOT APPLICABLE TO DETACHED ACCESSORY BUILDINGS.

** For information regarding other zones, etc., please contact the Marin County Planning Department or current Marin County Zoning Ordinance.

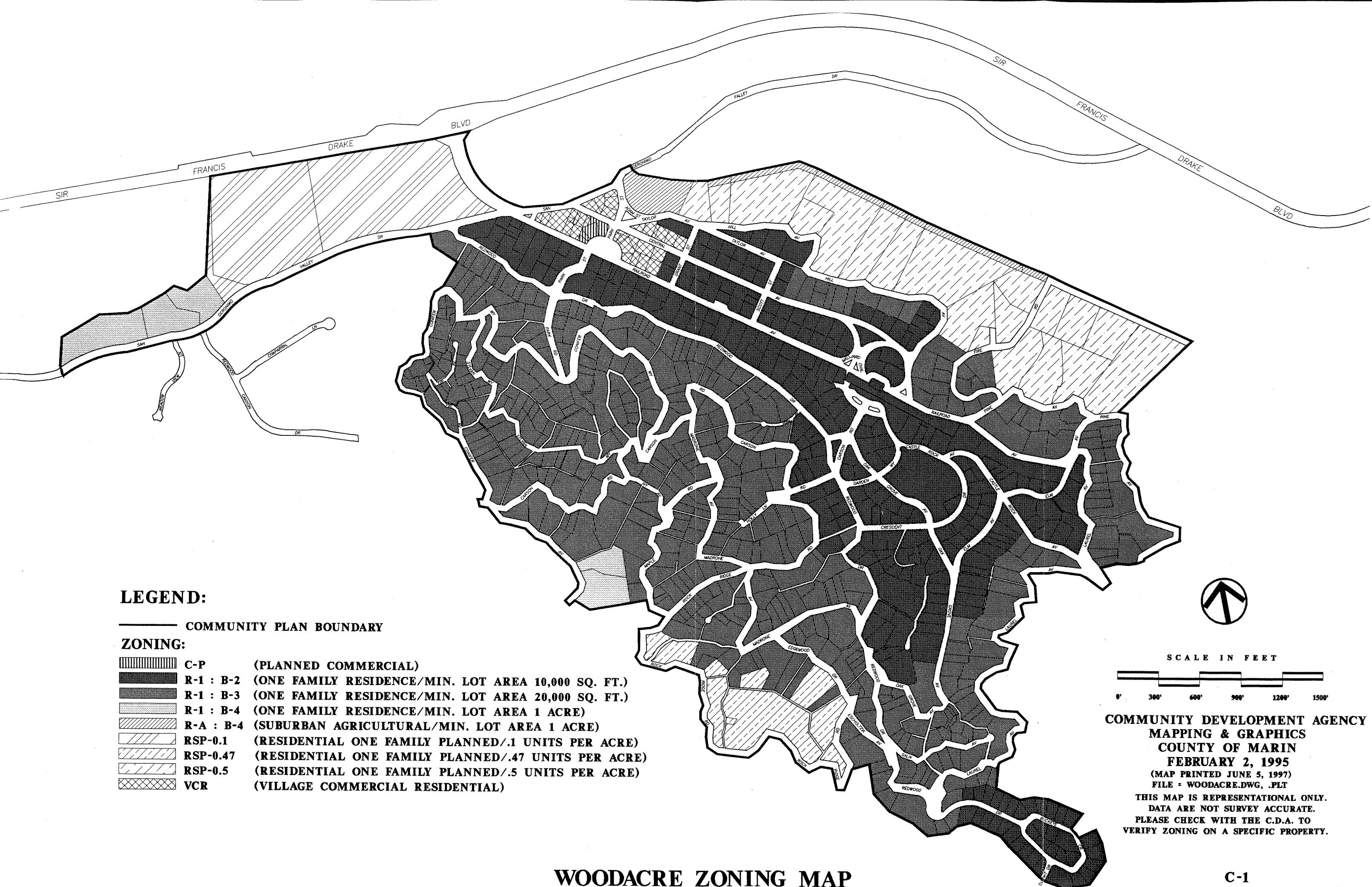
P L A N N E D D I S T R I C T S

ZONED DISTRICT	PERMITTED USES (With Master Plan and/or Design Review)	DENSITY-UNITS/ACRE (Examples)		BUILDING HEIGHT Main Accessory		DEVELOPMENT STANDARDS
RSP Residential, Single Family, Planned	<ol style="list-style-type: none"> 1. One Family Dwelling. 2. Public Parks and Playgrounds. 3. Crop and Tree Farming. 4. Nurseries and Greenhouses (private). 5. Home Occupations. 6. Accessory Buildings. 	RSP-0.25 RSP-0.5 RSP-1.0 RSP-2.0	1 unit/4 acres 1 unit/2 acres 1 unit/acre 2 units/acre	30 ft.	15 ft.	Design Review
RMP Residential, Multiple Planned	<ol style="list-style-type: none"> 1. All uses permitted in RSP. 2. Schools, Libraries, Museums, Churches, Private Tennis Court. 3. Two Family and Multiple Family Dwellings. 4. Lodges, Fraternities. 	RMP-0.5 RMP-1.0 RMP-5.0 RMP-10	1 unit/2 acres 1 unit/acre 5 units/acre 10 units/acre	30 ft.	15 ft.	Design Review
ARP Agricultural, Residential, Planned	<ol style="list-style-type: none"> 1. One Family Dwelling. 2. Agricultural Uses: grazing, dairying, crop farming, fish hatchery, poultry, etc. 3. Guest Houses. 	ARP-2.0 ARP-10 ARP-60	1 unit/2 acres 1 unit/10 acres 1 unit/60 acres	30 ft.	15 ft.	Design Review

***NOTE:** Please see Chapter 22.47 of Marin County Code for more information on uses, design standards and requirements. All development in planned districts is subject to Design Review pursuant to Chapter 22.82 of Marin County Code.

Development of your parcel may be subject to certain fire protection requirements relative to water and fire hydrant availability. Please contact the County Fire Department or your local Fire Protection District for applicable regulations pertaining to development. It is recommended that this be done during the initial stages of project planning.

APPENDIX C
ZONING MAPS





LEGEND:

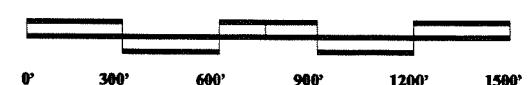
— COMMUNITY PLAN BOUNDARY

ZONING:

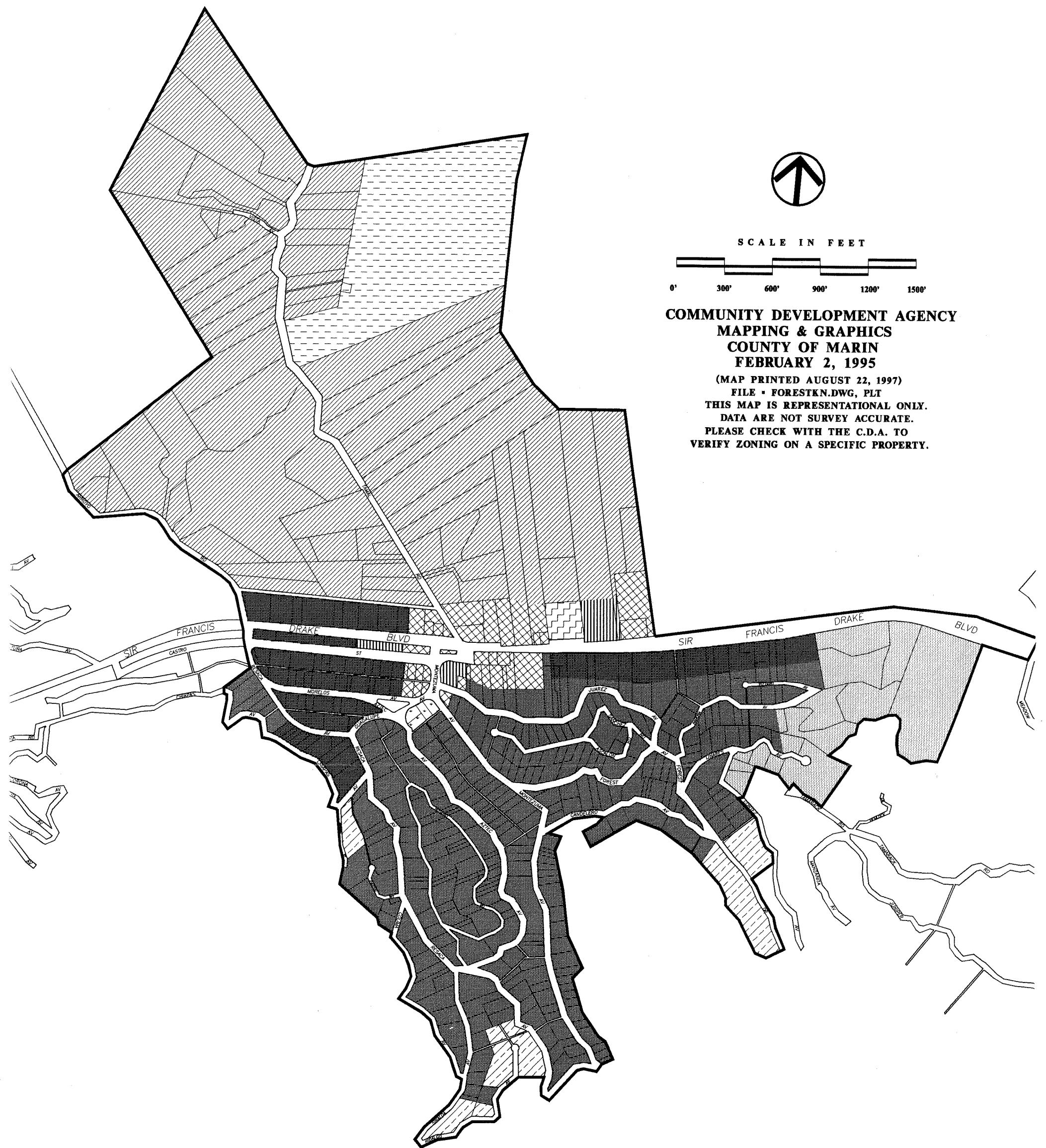
	H-1	(LIMITED ROADSIDE BUSINESS)
	PF-RSP-0.1	(PUBLIC FACILITY, RESIDENTIAL ONE FAMILY PLANNED/.1 UNITS PER ACRE)
	R-1 : B-2	(ONE FAMILY RESIDENCE/MIN. LOT AREA 10,000 SQ. FT.)
	R-1 : B-3	(ONE FAMILY RESIDENCE/MIN. LOT AREA 20,000 SQ. FT.)
	R-1 : B-4	(ONE FAMILY RESIDENCE/MIN. LOT AREA 1 ACRE)
	RSP-0.05	(RESIDENTIAL ONE FAMILY PLANNED/.05 UNITS PER ACRE)
	RSP-0.09	(RESIDENTIAL ONE FAMILY PLANNED/.09 UNITS PER ACRE)
	RSP-0.47	(RESIDENTIAL ONE FAMILY PLANNED/.47 UNITS PER ACRE)
	RSP-0.625	(RESIDENTIAL ONE FAMILY PLANNED/.625 UNITS PER ACRE)



SCALE IN FEET



COMMUNITY DEVELOPMENT AGENCY
MAPPING & GRAPHICS
COUNTY OF MARIN
FEBRUARY 2, 1995
(MAP PRINTED AUGUST 22, 1997)
FILE = GERONIMO.DWG, .PLT
THIS MAP IS REPRESENTATIONAL ONLY.
DATA ARE NOT SURVEY ACCURATE.
PLEASE CHECK WITH THE C.D.A. TO
VERIFY ZONING ON A SPECIFIC PROPERTY.

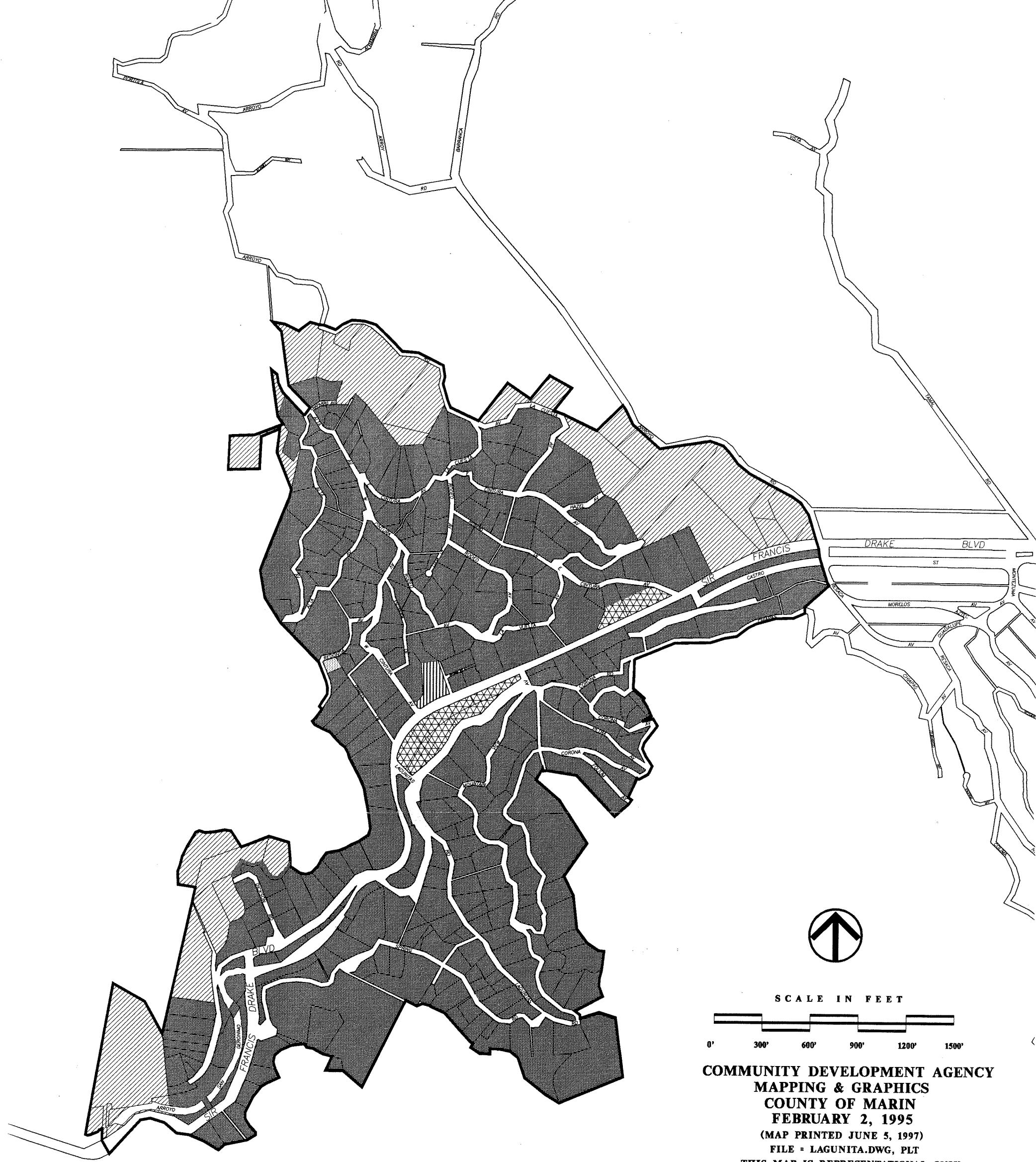


LEGEND:

— COMMUNITY PLAN BOUNDARY

ZONING:

[Dashed Line Pattern]	ARP-20	(AGRICULTURE RESIDENTIAL PLANNED/20 ACRES PER UNIT)
[Vertical Hatching]	C-P	(PLANNED COMMERCIAL)
[Dotted Pattern]	O-A	(OPEN AREA)
[Solid Black]	R-1 : B-2	(ONE FAMILY RESIDENCE/MIN. LOT AREA 10,000 SQ. FT.)
[Horizontal Hatching]	R-1 : B-3	(ONE FAMILY RESIDENCE/MIN. LOT AREA 20,000 SQ. FT.)
[Cross-hatching]	R-1 : B-4	(ONE FAMILY RESIDENCE/MIN. LOT AREA 1 ACRE)
[Diagonal Hatching]	R-A : B-4	(SUBURBAN AGRICULTURAL/MIN. LOT AREA 1 ACRE)
[Wavy Hatching]	RSP-0.47	(RESIDENTIAL ONE FAMILY PLANNED/.47 UNITS PER ACRE)
[Square Pattern]	RSP-1	(RESIDENTIAL ONE FAMILY PLANNED/1 UNIT PER ACRE)
[X-hatching]	VCR	(VILLAGE COMMERCIAL RESIDENTIAL)

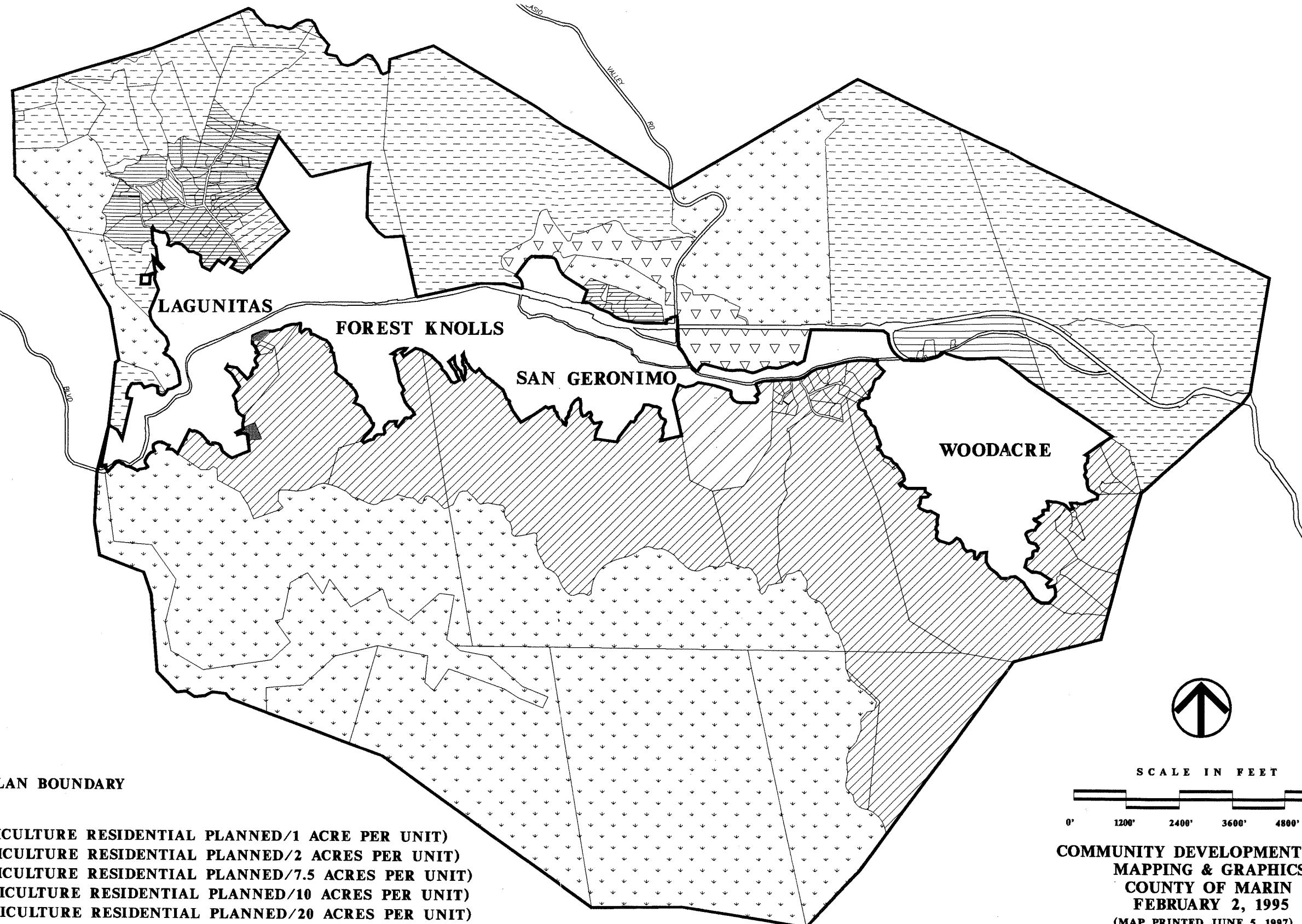


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— COMMUNITY PLAN BOUNDARY

ZONING:

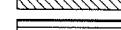
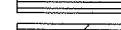
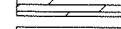
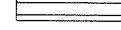
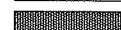
- C-P (PLANNED COMMERCIAL)
- H-1 (LIMITED ROADSIDE BUSINESS)
- R-1 : B-3 (ONE FAMILY RESIDENCE/MIN. LOT AREA 20,000 SQ. FT.)
- R-1 : B-4 (ONE FAMILY RESIDENCE/MIN. LOT AREA 1 ACRE)
- R-A : B-4 (SUBURBAN AGRICULTURAL/MIN. LOT AREA 1 ACRE)



LEGEND:

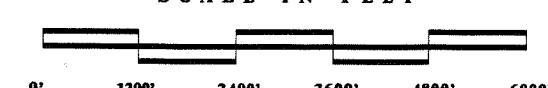
— COMMUNITY PLAN BOUNDARY

ZONING:

-  ARP-1.0 (AGRICULTURE RESIDENTIAL PLANNED/1 ACRE PER UNIT)
-  ARP-2.0 (AGRICULTURE RESIDENTIAL PLANNED/2 ACRES PER UNIT)
-  ARP-7.5 (AGRICULTURE RESIDENTIAL PLANNED/7.5 ACRES PER UNIT)
-  ARP-10 (AGRICULTURE RESIDENTIAL PLANNED/10 ACRES PER UNIT)
-  ARP-20 (AGRICULTURE RESIDENTIAL PLANNED/20 ACRES PER UNIT)
-  O-A (OPEN AREA)
-  R-C-R (RESORT AND COMMERCIAL RECREATION)
-  R-1 : B-3 (ONE FAMILY RESIDENCE/MIN. LOT AREA 20,000 SQ. FT.)
-  RSP-0.05 (RESIDENTIAL ONE FAMILY PLANNED/.05 UNITS PER ACRE)
-  RSP-0.09 (RESIDENTIAL ONE FAMILY PLANNED/.09 UNITS PER ACRE)



SCALE IN FEET



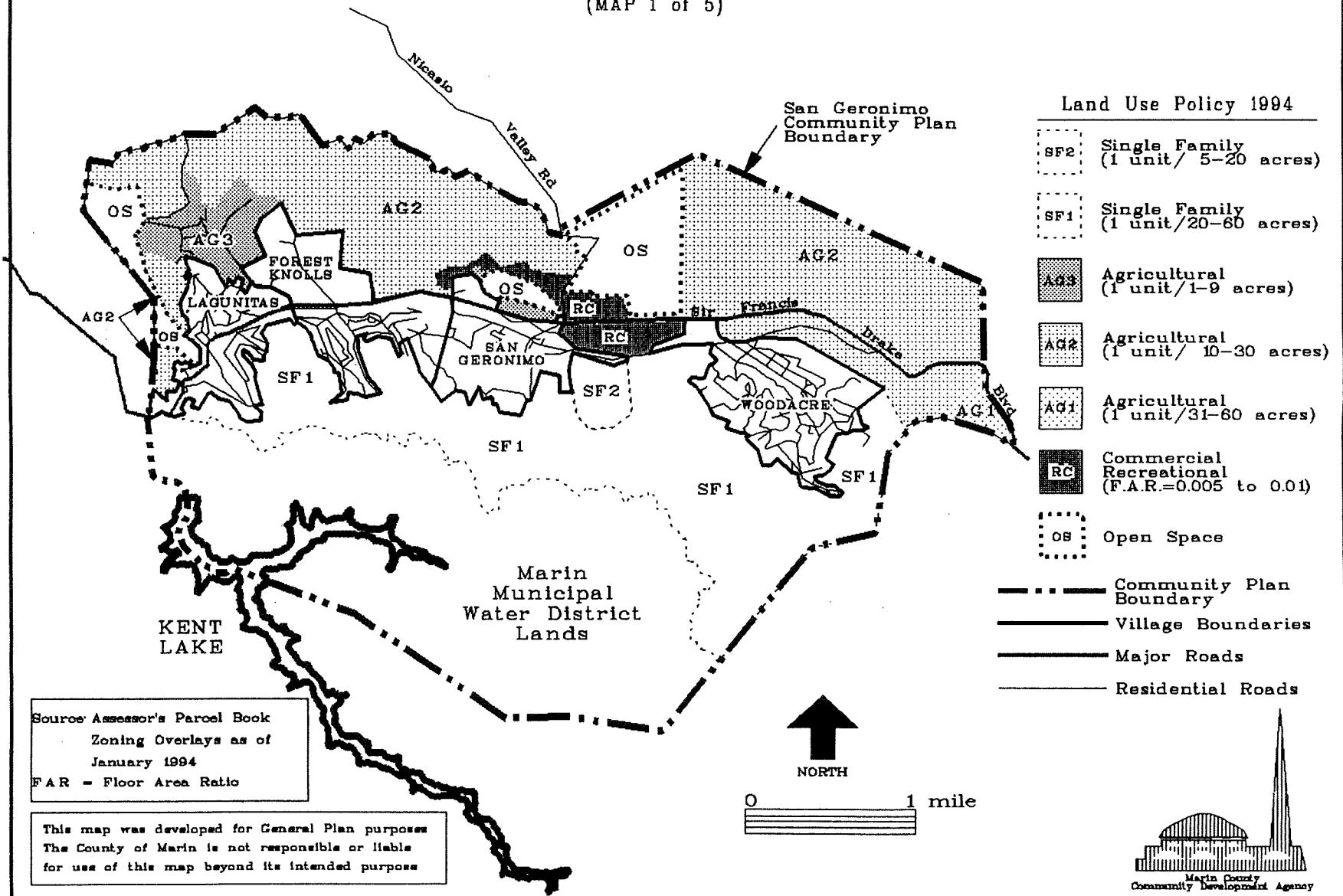
COMMUNITY DEVELOPMENT AGENCY
MAPPING & GRAPHICS
COUNTY OF MARIN
FEBRUARY 2, 1995
(MAP PRINTED JUNE 5, 1997)
FILE = SGVALLEY.DWG, .PLT
THIS MAP IS REPRESENTATIONAL ONLY.
DATA ARE NOT SURVEY ACCURATE.
PLEASE CHECK WITH THE C.D.A. TO
VERIFY ZONING ON A SPECIFIC PROPERTY.

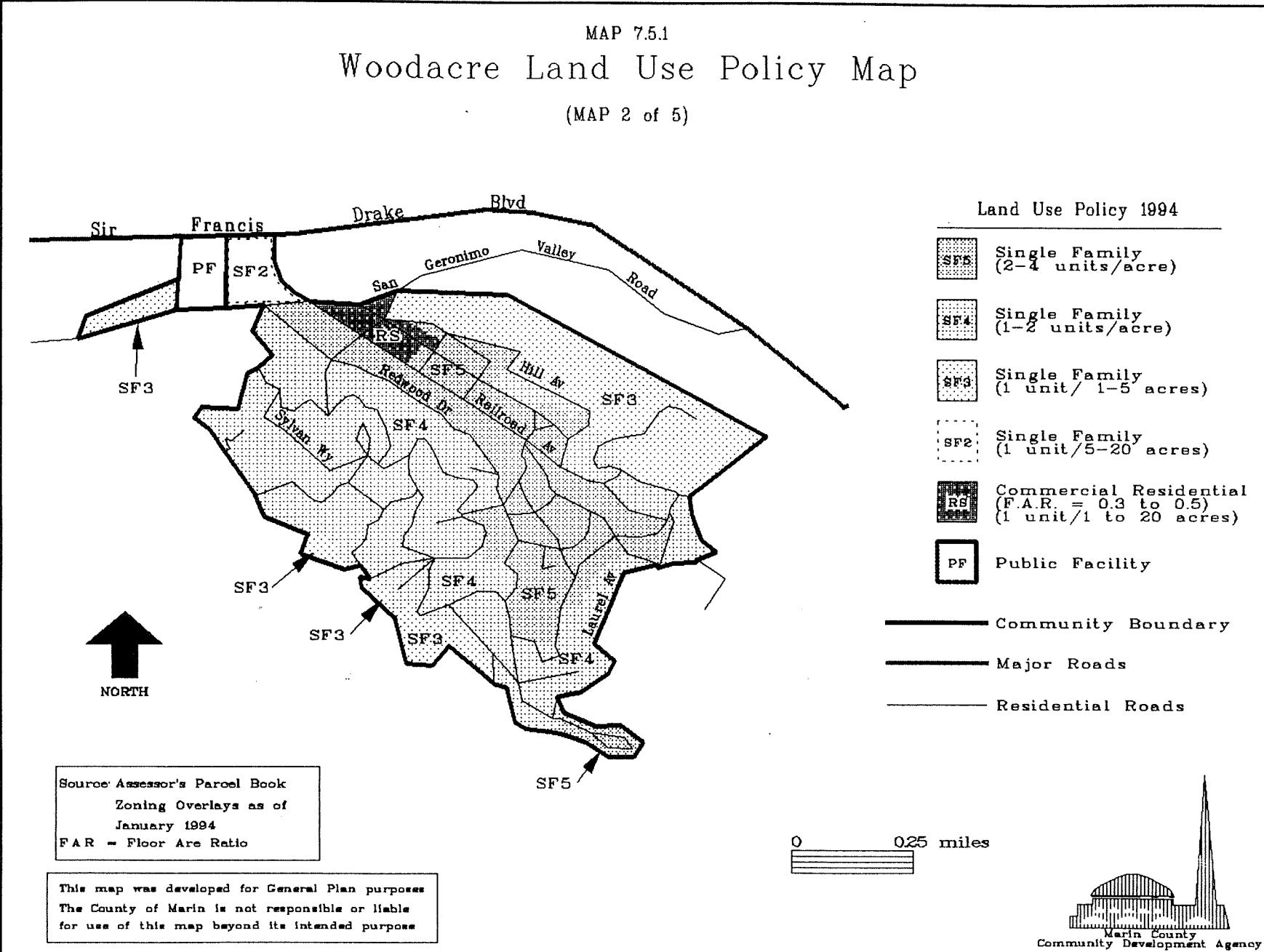
SAN GERONIMO VALLEY OUTSIDE VILLAGE AREAS ZONING MAP

APPENDIX D

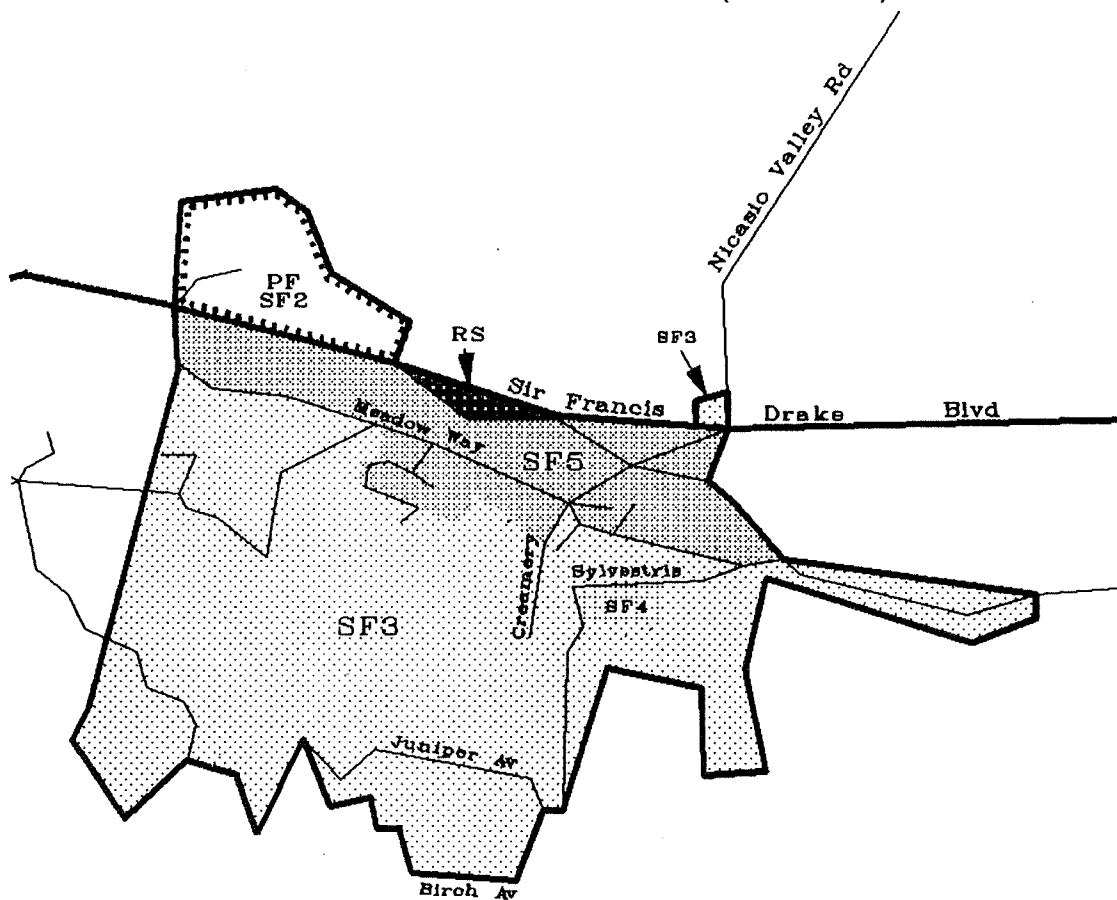
LAND USE POLICY MAPS

MAP 7.5.0
San Geronimo Valley Land Use Policy Map
(MAP 1 of 5)





Map 7.5.2
San Geronimo Land Use Policy Map
(MAP 3 of 5)



Land Use Policy 1994

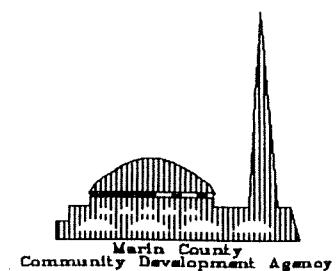
- [Solid Black Box] SF6 Single Family (2-4 units/Acre)
- [Diagonal Lines Box] SF4 Single Family (1-2 units/Acre)
- [Horizontal Lines Box] SF3 Single Family (1 unit/1-5 acres)
- [Stippled Box] RE Commercial Residential (F.A.R. = 0.3 to 0.5) (1 unit/1 to 20 acres)
- [Dotted Box] PF SF2 Public Facility Single Family (1 unit/5-10 acres)

- San Geronimo Community Boundary
- Major Roads
- Residential Roads

0 0.20 miles



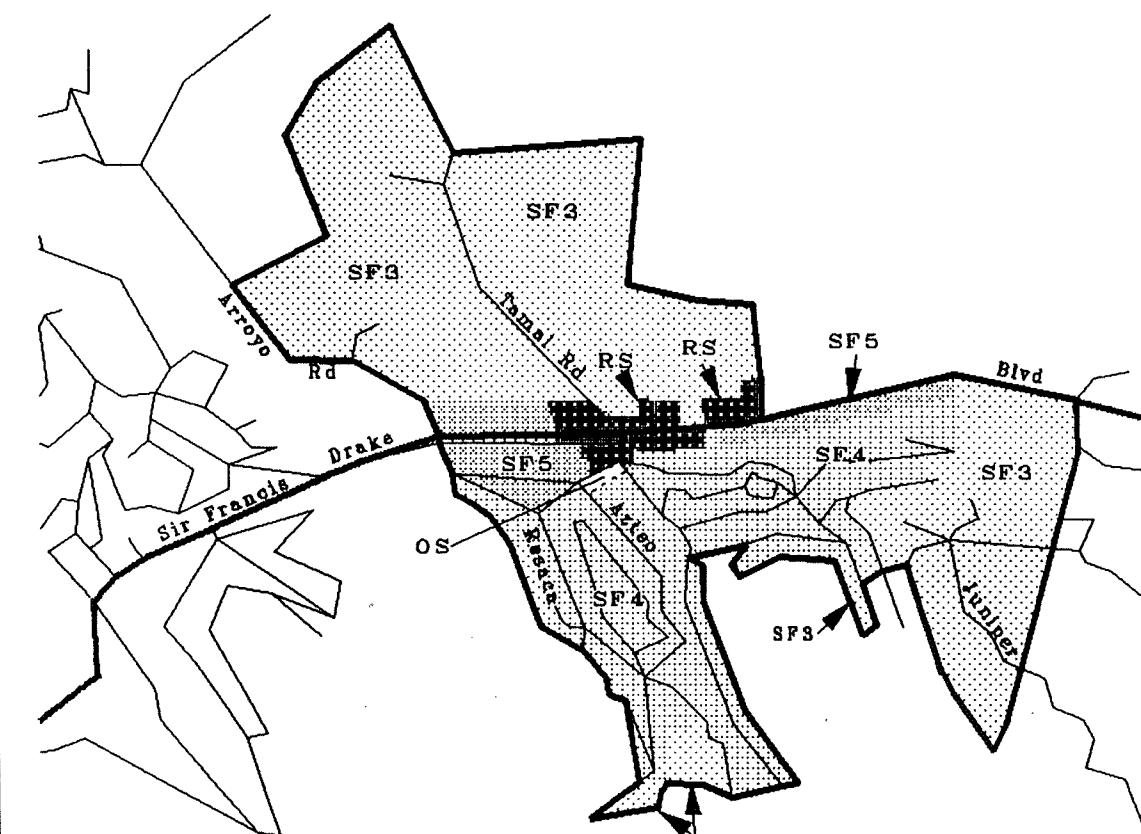
This map was developed for General Plan purposes
The County of Marin is not responsible or liable
for use of this map beyond its intended purpose



Map 7.5.3

Forest Knolls Land Use Policy Map

(MAP 4 of 5)



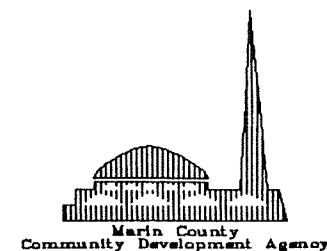
Source: Assessor's Parcel Book
Zoning Overlays as of
January 1994
FAR = Floor Area Ratio

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



NORTH

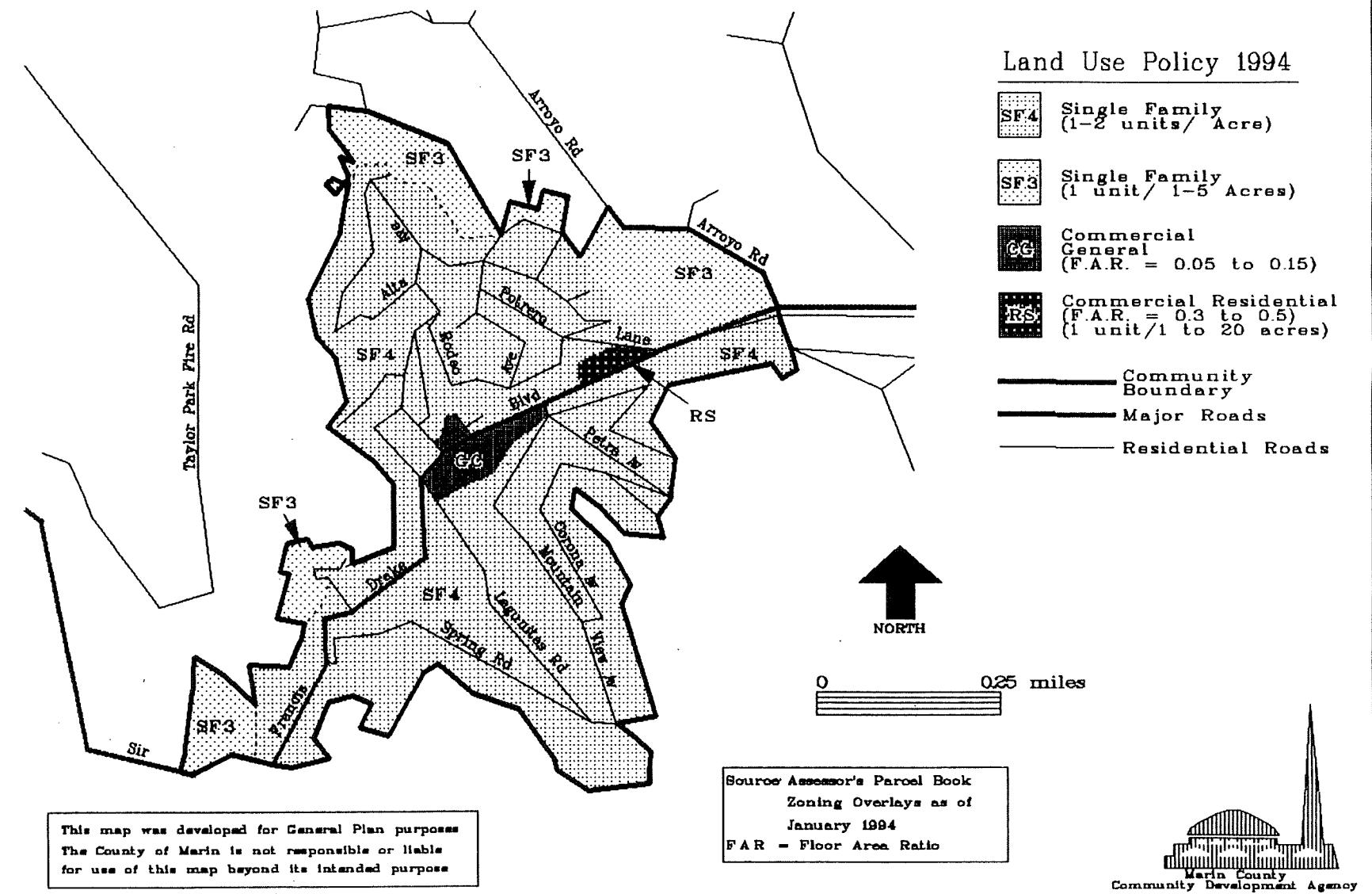
0 0.25 miles



Land Use Policy 1994

- SF3** Single Family (2-4 units/Acre)
- SF4** Single Family (1-2 units/Acre)
- SF5** Single Family (1 unit/1-5 Acres)
- RS** Residential
- SE4** Commercial Residential (F.A.R. = 0.3 to 0.5) (1 unit/1 to 20 acres)
- OS** Open Space
- Community Boundary**
- Major Roads**
- Residential Roads**

Map 7.5.4
Lagunitas Land Use Policy Map
(MAP 5 of 5)



APPENDIX E

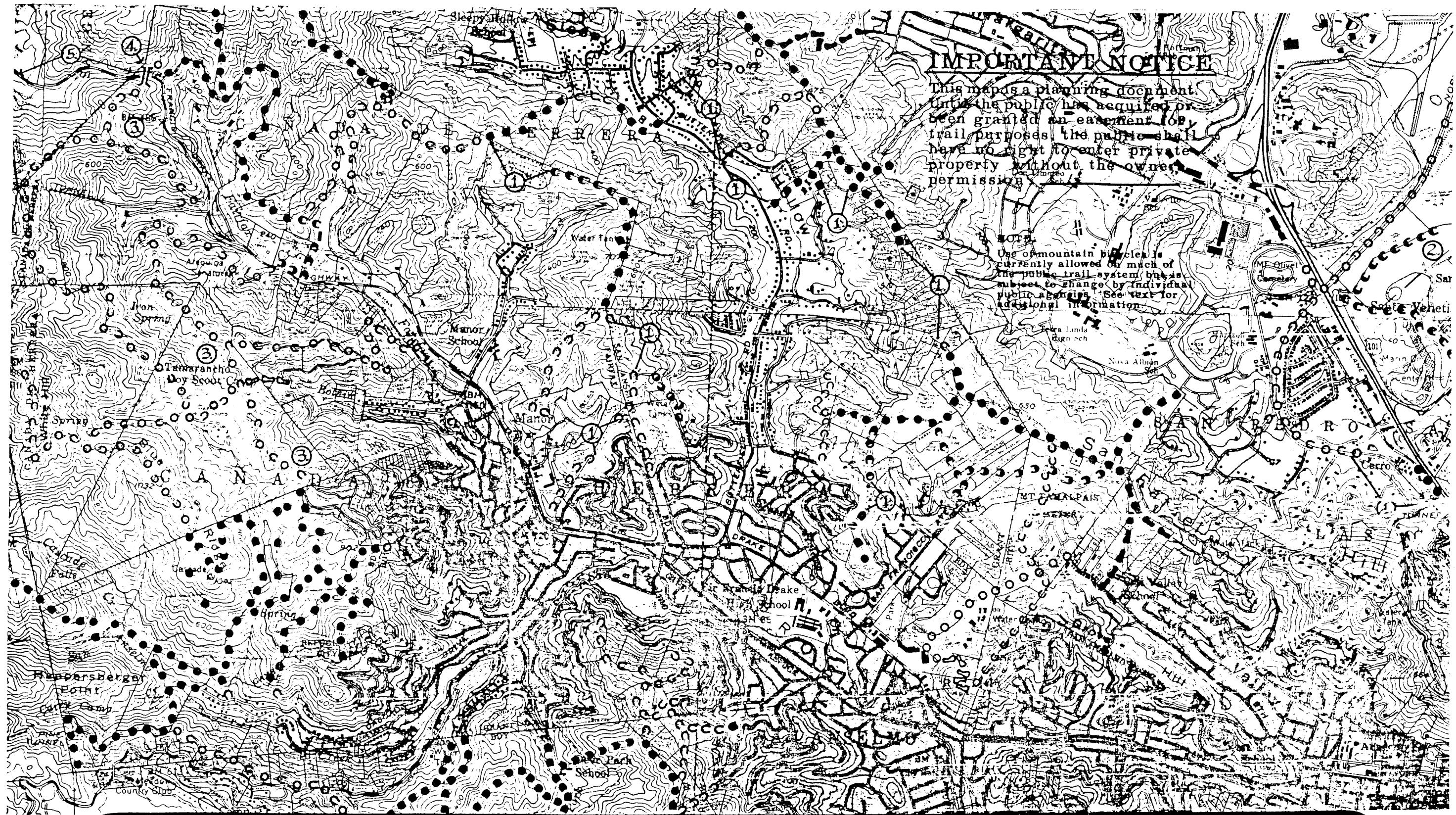
NOISE DEFINITIONS

DEFINITIONS¹

Decibel, dB	A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base of 10 of the ratio of the pressure of the sound measures to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).
A-Weighted Sound Level:	The sound pressure level in decibels as measured on a sound level Seter using the Aweighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response to the human ear and gives good correlation with subjective reactions to noise.
Equivalent Energy Level, L_{eq}:	The sound level corresponding to a steady state sound level containing the same total energy as a time varying signal over a given sample period. L _{eq} is typically computed over 1, 8, and 24 hour sample periods.
L_{dn}:	Day-Night Average Level. The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of 10 decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.
	Note: CNEL and L _{dn} represent daily levels of noise exposure averaged on an annual basis, while L _{eq} represents the equivalent energy noise exposure for a shorter time period, typically one hour.
Noise Exposure Contours:	Line drawn about a noise source indicating constant energy levels of noise exposure. ENEL and L _{dn} are the metrics utilized herein to describe community exposure to noise.
Ambient Noise Level:	The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal of existing level of environmental noise at a given location.
Intrusive Noise:	That noise which intrudes over and above the existing ambient noise at a given location, such as a loud flatulation. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence, and tonal or informational content as well as the prevailing winds and ambient noise level.
Equal Noisiness Zoning:	Defined ares or regions of a community wherein the ambient noise levels are generally similar (within a range of 5 dB). Typically, all sites within any given noise source will be comparable proximity to major noise sources.

¹ Except from "Guidelines for Preparation and Content of Noise Elements of the General Plan", prepared by the State Deaprtment of Health Services in conjunction with the Office of Planning and research.

APPENDIX F
TRAILS MAPS



notes:

1. TRAIL SHARES ROADWAY.
2. EQUESTRIAN RING AT FAIRGROUNDS.
3. TAMARANCHO BOY SCOUT CAMP ALLOWS PUBLIC USE OF TRAILS BY PERMISSION, SUBJECT TO ALL CAMP RULES.
HORSES MUST STAY ON ROADS.
4. PROPOSED PEDESTRIAN/EQUESTRIAN BRIDGE
5. BIKES SHARE ROADWAY, CL. II BIKEWAY
RECOMMENDED.

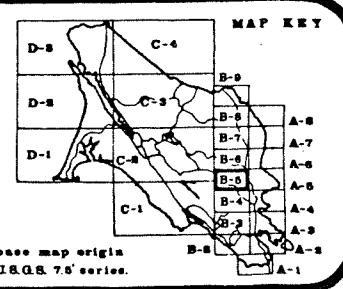
MARIN COUNTYWIDE TRAILS PLAN
PREPARED FOR THE COUNTY OF MARIN AND THE CITIES OF MARIN COUNTY
BY BRIAN WITTENKELLER LANDSCAPE ARCHITECT — PLANNING CONSULTANT

RECOMMENDED BY P.C. COMM. 8/22/84; P.C. 9/24/84
APPROVED BY BOARD OF SUPERVISORS
REVISED 12/88

DATE 10/16/84

legend:

- | | |
|----------|--------------|
| TRAIL | TRAIL |
| TRAIL | RIGHT OF WAY |
| PROPOSED | OPEN TO |
| SECURED | PUBLIC |
- HIKING ONLY
- EQUESTRIAN/HIKING
- COMBINED USE
- PAVED PATH



IMPORTANT NOTICE

This map is a planning document. Until the public has acquired or been granted an easement for trail purposes, the public shall have no right to enter private property without the owner's permission.

NOTE:

Use of mountain bicycles is currently allowed on much of the public trail system but is subject to change by individual public agencies. See text for additional information.

notes:

MARIN COUNTYWIDE TRAILS PLAN

PREPARED FOR THE COUNTY OF MARIN AND THE CITIES OF MARIN COUNTY

BY BRIAN WITTENKELLER LANDSCAPE ARCHITECT — PLANNING CONSULTANT

RECOMMENDED BY P/C COMM. 8/22/84; PC. 9/14/84
APPROVED BY BOARD OF SUPERVISORS
REVISED 12/84

legend:

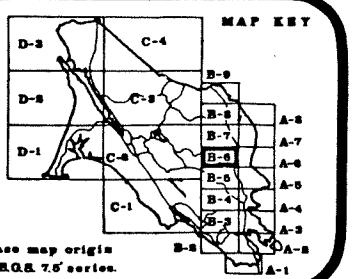
TRAIL
RIGHT OF WAY
PROPOSED
SECURED
OPEN TO PUBLIC

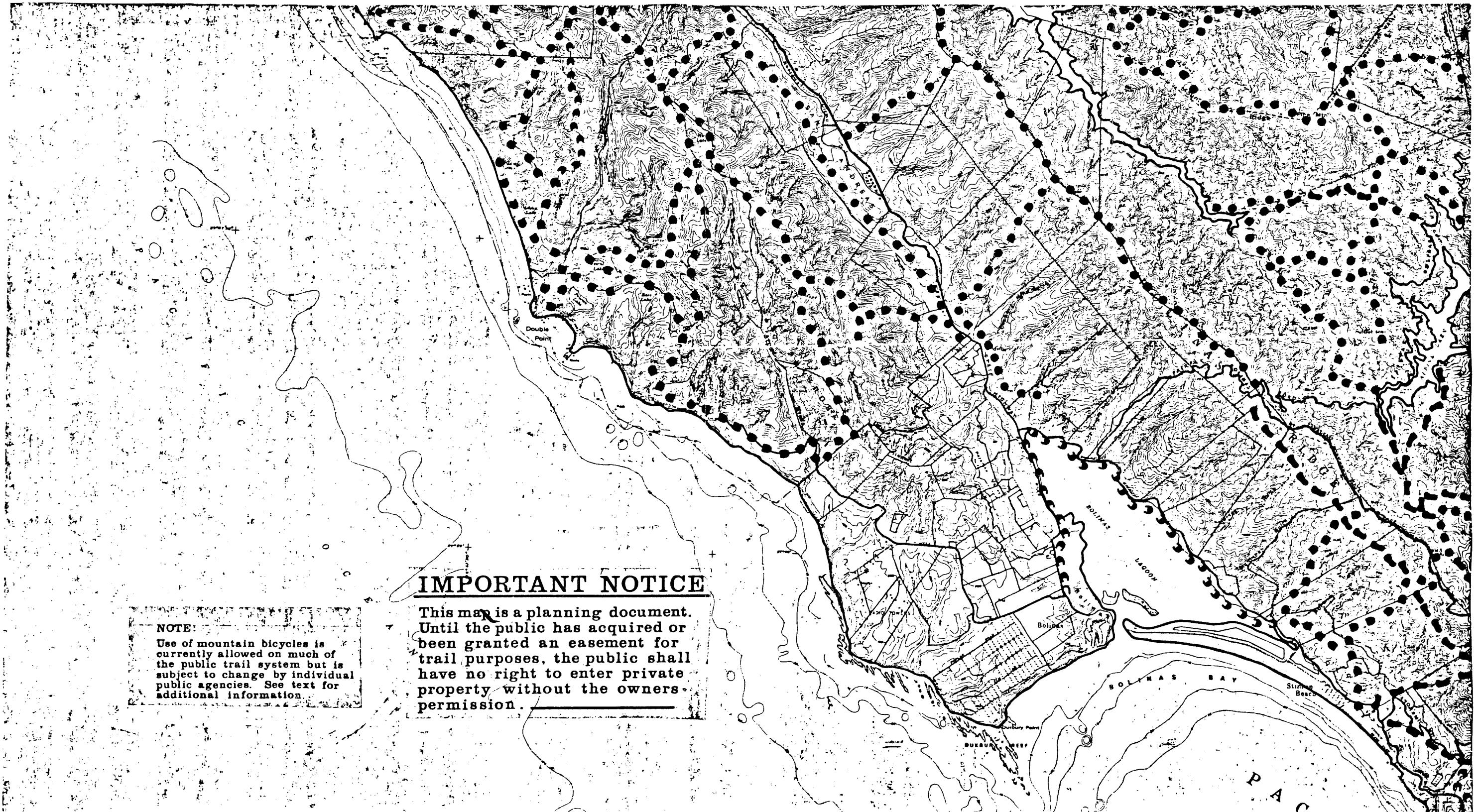
HIKING ONLY

EQUESTRIAN/HIKING

COMBINED USE

PAVED PATH





IMPORTANT NOTICE

NOTE:

Use of mountain bicycles is currently allowed on much of the public trail system but is subject to change by individual public agencies. See text for additional information.

This map is a planning document. Until the public has acquired or been granted an easement for trail purposes, the public shall have no right to enter private property without the owners' permission.

NOTES:

1. M.M.W.D. POLICY REGARDING TRAIL USE BY EQUESTRIANS IS CURRENTLY UNDER STUDY
2. G.G.N.R.A. & PT REYES TRAILS BASED ON N.P.S. TRAIL PLAN DATED FEB. 1976

MARIN COUNTYWIDE TRAILS PLAN

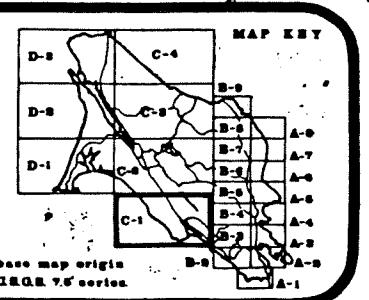
PREPARED FOR THE COUNTY OF MARIN
AND THE CITIES OF MARIN COUNTY

BY BRIAN WITTENKELLER LANDSCAPE ARCHITECT — PLANNING CONSULTANT

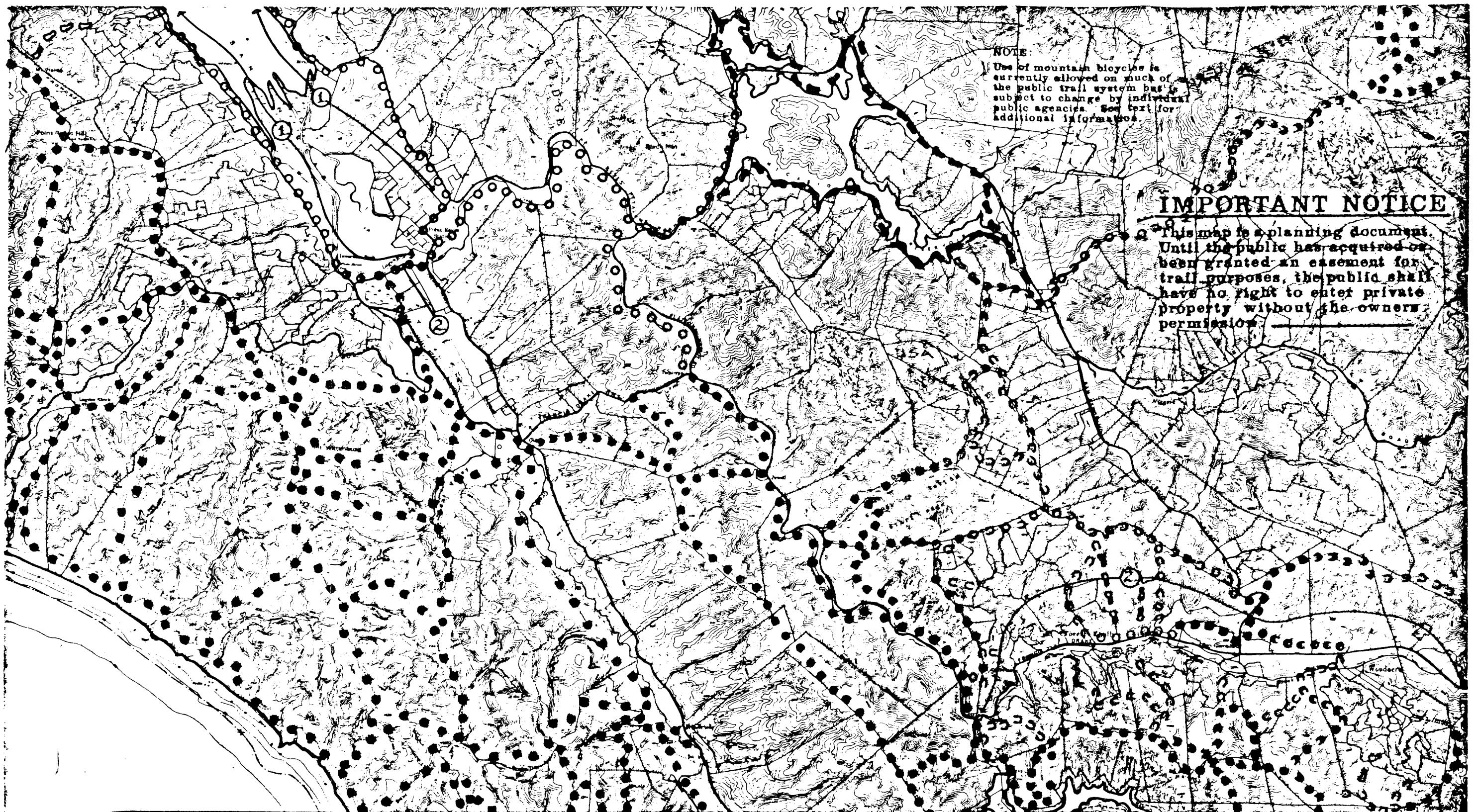
RECOMMENDED BY PEC COMM. 8/6/84; P.C. 9/24/84
APPROVED BY BOARD OF SUPERVISORS DATE 10/16/84
REVISED

Legend:

- TRAIL X TRAIL
- RIGHT OF WAY OPEN TO PROPOSED SECURED PUBLIC
- HIKING ONLY CO CO CO CO
- EQUESTRIAN/HIKING CCC CCC
- COMBINED USE OCO COC
- PAVED PATH OOO OOO



C-1



notes:

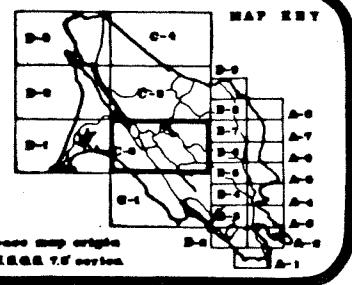
1. TRAILERED TRAIL ALONG RIVER CORRIDOR MAY BE LOCATED ALONG UNPAVED ROAD SURROUNDED OR MAY BE LOCATED OFF-ROAD AS A SEPARATE PATH WHEN TERRAIN ALLOWS AND R/W CAN BE SECURED. THE ABANDONED R.R. ALIGNMENT ALONG THE MORNINGSTAR RIVER MAY BE USED WHERE APPROPRIATE.
2. CL. II PAVED MINIMUM IMPROVEMENTS RECOMMENDED.

**MARIN
COUNTYWIDE TRAILS PLAN**
PREPARED FOR THE COUNTY OF MARIN
AND THE CITIES OF MARIN COUNTY

BY BRIAN WITTEBELLER LANDSCAPE ARCHITECT - PLANNING CONSULTANT
 ENDORSED BY P.C. COMM. 8/14/86 P.C. 9/14/86 DATE DATE 10/16/86
 APPROVED BY BOARD OF SUPERVISORS REVISED 10/16/86

legend:

	TRAIL PROPOSED	RIGHT OF WAY SECURED	TRAIL OPEN TO PUBLIC
HIKING ONLY	○	○	—
EQUESTRIAN/HIKING	CCC	CCC	—
COMBINED USE	OCO	COC	○
PAVED PATH	OOO	OOO	●



APPENDIX G

INITIAL STUDY

NOTICE OF DETERMINATION
Marin County Environmental Coordination and Review

FILED

TO: Office of Planning and Research
 County Clerk, County of Marin

DEC 09 1997

FROM: Marin County Community Development Agency
(Lead Agency)

HOWARD HANSON
MARIN COUNTY CLERK
Bj. J. Whitney, Deputy

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: San Geronimo Valley Community Plan (Plan Amendment)

State Clearinghouse #: 97072001
(if submitted to State Clearinghouse)

Contact Person: Kim Hansen, Principal Planner **Telephone Number:** (415) 499-6269

Assessor's Parcel: #N/A **Application:** Plan Amendment

Project Location: San Geronimo Valley, Marin County

Project Description: Revisions to the San Geronimo Valley Community Plan.

This is to advise that the Board of Supervisors approved the above described project on December 2, 1997, and has made the following determinations regarding the above described project:

1. The project in its approved form will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were not made a condition of the approval of the project.
4. A statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

I certify that a copy of the Negative Declaration of Environmental Impact, and record of project approval is on file and may be examined at:

Agency: Marin County Community Development Agency

Address: 3501 Civic Center Drive, #308
San Rafael, CA 94903

By:

Kim A. Hansen
Kim Hansen, Principal Planner

Date:

12/4/97

The filing of this Notice of Determination starts a 30 day statute of limitations on court challenges to the approval under CEQA.

N- 98-07

NEGATIVE DECLARATION

Marin County
Environmental Coordination and Review

Pursuant to Section 21000 et. seq. of the Public Resources Code and Marin County Environmental Impact Review Guidelines and Procedures, a Negative Declaration is hereby granted for the following project.

1. **Project Name:** San Geronimo Valley Community Plan (Plan Amendment)
2. **Location and Description:** San Geronimo Valley, Marin County/Assessor's Parcel #N/A

Amendment to the community plan used as a guideline by Community Development Agency staff, Planning Commission and Board of Supervisors for review of specific development proposals within San Geronimo Valley.

3. **Project Sponsor:** County of Marin
4. **Finding:**

DEC 09 1997

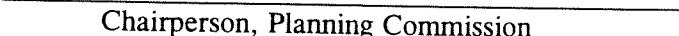
Based on the attached Initial Study and without a public hearing, it is my judgement that:

- The project will not have a significant effect on the environment.
- The significant effects of the project noted in the Initial Study attached have been mitigated by modifications to the project so that the potential adverse effects are reduced to a point where no significant effects would occur.

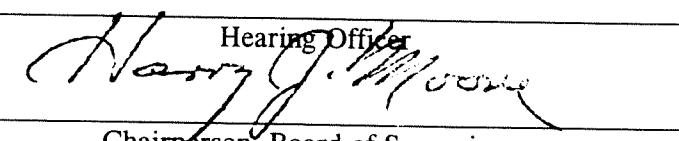

Tim Haddad, Environmental Coordinator

Date: 6/25/97

Based on the attached Initial Study and the testimony received at a duly noticed public hearing, a Negative Declaration is granted.


Chairperson, Planning Commission

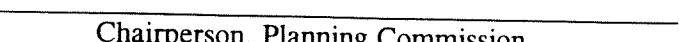
Date: _____


Chairperson, Board of Supervisors

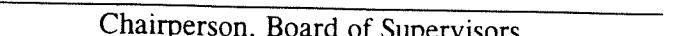
Date: _____

Date: December 2, 1997

Appeal: Subsequent to an appeal of the granting of a Negative Declaration and based on the testimony received at a duly noticed public hearing on the appeal, the record of the public hearing on the Negative Declaration and the Initial Study, a Negative Declaration is granted.


Chairperson, Planning Commission

Date: _____


Chairperson, Board of Supervisors

Date: _____

N-98-07

5. Mitigation Measures:

- No potential adverse impacts were identified, therefore, no mitigation measures are required.
- Please refer to mitigation measures in the attached Initial Study.
- The potential adverse impacts have been found to be mitigable as noted under the following factors in the Initial Study attached.

(List Initial Study Sections and Mitigation/Monitoring)

All of the mitigation measures for the above effects have been incorporated into the project and are embodied in conditions of approval recommended by the Marin County Community Development Agency - Planning Division.

Other conditions of approval in support of these measures may also be advanced.

6. Preparation:

This Negative Declaration was prepared by the Marin County Community Development Agency - Planning Division. Copies may be obtained at the address listed below.

Tim Haddad, Environmental Coordinator
Marin County Community Development Agency
Planning Division
3501 Civic Center Drive, #308
San Rafael, CA 94903
(415) 499-6269

Monday - Friday, 8:00 a.m. to 4:00 p.m.

**MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION**

INITIAL STUDY
(SAN GERONIMO VALLEY COMMUNITY PLAN)
(PLAN AMENDMENT)

I. BACKGROUND

- A. Project Sponsor's Name and Address: County of Marin
- B. Lead Agency Name and Address: Marin County Community Development Agency,
Planning Division, 3501 Civic Center Dr., Room 308
San Rafael, CA 94903
- C. Contact Person and Phone Number: Kim Hansen, Principal Planner (415)499-6290

II. PROJECT DESCRIPTION

- A. Project Title: SAN GERONIMO VALLEY COMMUNITY PLAN
- B. Type of Application(s): PLAN AMENDMENT
- C. Project Location: San Geronimo Valley, Marin County
- D. General Plan Designation: Various
- E. Zoning: Various
- F. Description of Project:

RECEIVED
DEC 09 1987

HOWARD HANSEN
MARIN COUNTY PLANNER
D.J. Willey, Deputy

The San Geronimo Valley Community Plan presents goals, objectives, policies, and programs designed to preserve the unique natural attributes of the Valley and its communities as well as the historical character of the built environment. These guidelines are used by the Community Development Agency staff, the County Planning Commission and the Board of Supervisors to review specific development proposals within the Valley. The Plan provides direction to property owners, community groups and interested individuals in formulating and reviewing new developments. The approach to the Community Plan update was to preserve the basic policy framework and goals of the plan. No significant policy changes are proposed as part of this update. The update process focused on updating the text of the plan, expanding the goals to address issues of sustainability, economic diversity, and agricultural preservation. Goals related to preserving natural resources, village character, circulation, and cultural diversity are retained. The updated plan also reflects a new format which is intended to make the plan easier to use for both planners and community residents.

Community Development. The Community Development section of the plan has been expanded to include detailed information regarding existing and potential land use for each zoning district in the Valley. Similar to the existing plan there is a discussion of each village area and the areas located outside the village boundaries. All of this information has been updated to reflect recent conditions. The most significant changes to this section of the plan are contained in the Objectives, Policies and Programs. The plan builds upon the previous plans objectives and contains a revised set of more detailed and specific policies and programs designed to protect natural site amenities and the character of the area. These policies and programs focus on issues such as maintaining views, the use of natural

materials and colors, harmonious lighting, screening of unsightly areas, and landscaping criteria. In addition, the section of the plan dealing with waste disposal addresses the use of alternative systems.

Environmental Resources. Previously known as "Natural Resources" this section retains much of the same focus as the existing community plan. The text has been reformatted and updated. Additional information has been added to the plan regarding the importance of protecting of creek systems particularly with the presence of the threatened coho salmon, freshwater shrimp, and the steelhead trout. All of these species are found in the creeks of the San Geronimo Valley. The text of the plan has also been revised to reflect the recent land acquisitions by the Marin County Open Space District. Policies have been added to the plan to address ridgeline development, watershed management, the use of native plant landscaping, and tree preservation.

Circulation, Transportation, and Trails. The title of this section was revised to include "Trails." The update of this section included adding additional language related to trail use in the Valley. Policies and programs have been expanded and clarified to address issues such as roadway design, transit use, and bicycle and pedestrian connections.

Community Services and Facilities. This is a new section of the plan which covers such topics as fire and paramedic services, sheriff protection, disaster preparedness, schools, recreation, postal services, places of worship, and recycling. A set of objectives, policies and programs is included to address these issues.

Natural Hazards. Formerly known as the "Environmental Conservation and Safety" chapter, this section of the plan discusses the natural constraints and hazards found in the Valley. These hazards include the susceptibility to landslides, fire, and earthquake damage, and the potential problem of erosion and water pollution. This section contains much of the same information and focus as the existing community plan.

Agriculture Element. This is a new addition to the community plan. This section discusses the importance of agriculture in the County and the mechanisms available to protect agriculture in the future. A set of policies and programs are included designed to protect and enhance current and future agricultural opportunities in the Valley.

Economic Element. The Economic Element is also a new component to the Community Plan. The Economic Element discusses the importance of maintaining a sustainable economy by encouraging home businesses, telecommuting and protecting agricultural businesses.

III. CIRCULATION AND REVIEW

This Initial Study is being circulated to all agencies which have jurisdiction over the subject property or natural resources affected by the project to attest to the completeness and adequacy of the information contained in the Initial Study as it relates to the concerns which are germane to the agency's jurisdictional authority.

IV. EVALUATION OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Pursuant to Section 15063 of the State CEQA Guidelines, and the County EIR Guidelines, Marin County will prepare an Initial Study for all projects not categorically exempt from the requirements of CEQA. The Initial Study evaluation is a preliminary analysis of a project which provides the County with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR) or Negative Declaration. The points enumerated below describe the primary procedural steps undertaken by the County in completing an Initial Study checklist evaluation and, in particular, the manner in which significant environmental effects of the project are made and recorded.

- A. The determination of significant environmental effect is to be based on substantial evidence contained in the administrative record and the County's environmental data base consisting of factual information regarding environmental resources and environmental goals and policies relevant to Marin County. As a procedural device for reducing the size of the Initial Study document, relevant information sources cited and discussed in topical sections of the checklist evaluation are incorporated by reference into the checklist (e.g. general plans, zoning ordinances). Each of these information sources has been assigned a number which is shown in parenthesis following each topical question and which corresponds to a number on the data base source list provided herein as Attachment 1. See the sample question below. Other sources used or individuals contacted may also be cited in the discussion of topical issues where appropriate.
- B. In general, a Negative Declaration shall be prepared for a project subject to CEQA when either the Initial Study demonstrates that there is no substantial evidence that the project may have one or more significant effects on the environment. A Negative Declaration shall also be prepared if the Initial Study identifies potentially significant effects, but revisions to the project made by or agreed to by the applicant prior to release of the Negative Declaration for public review would avoid or reduce such effects to a level of less than significance, and there is no substantial evidence before the Lead County Department that the project as revised will have a significant effect on the environment. A signature block is provided in Section VII of this Initial Study to verify that the project sponsor has agreed to incorporate mitigation measures into the project in conformance with this requirement.
- C. All answers to the topical questions must take into account the whole of the action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts. Significant unavoidable cumulative impacts shall be identified in Section VI of this Initial Study (Mandatory Findings of Significance).
- D. A brief explanation shall be given for all answers except "Not Applicable" answers that are adequately supported by the information sources the Lead County Department cites in the parenthesis following each question. A "Not Applicable" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "Not Applicable" answer shall be discussed where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- E. "Less Than Significant Impact" is appropriate if an effect is found to be less than significant based on the project as proposed and without the incorporation of mitigation measures recommended in the Initial Study.
- F. "Potentially Significant Unless Mitigated" applies where the incorporation of recommended mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The Lead County Department must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section V, "Earlier Analyses", may be cross-referenced).
- G. "Significant Impact" is appropriate if an effect is significant or potentially significant, or if the Lead County Department lacks information to make a finding that the effect is less than significant. If there are one or more effects which have been determined to be significant and unavoidable, an EIR shall be required for the project.

V. ISSUES (and Supporting Information Sources):

This initial study evaluates the potential environmental impacts resulting from the adoption of the Revised San Geronimo Valley Community Plan. The Plan presents goals, objectives, policies, and programs designed to preserve the unique natural attributes of the Valley and its communities as well as the historical character of the built environment. The Plan policies seek to maintain and enhance the environment over the course of its implementation. In essence, the Plan itself functions as an environmental document. The policies and programs are an integral part of the project; the Plan is essentially self-mitigating. Adoption and subsequent implementation of this Plan will result in less than significant impacts and in many cases (as discussed below), the Plan will have a beneficial impact. This initial study specifically identifies many of the policies and programs in the Plan which are important in ensuring that there will be no adverse impacts as a result of implementation of the Plan.

1. LAND USE AND PLANNING. *Would the proposal:*

a) Conflict with applicable Countywide Plan designation or zoning standards? (source #(s): Community Plan, Zoning Ordinance)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The Plan is consistent with the Countywide Plan and Zoning Districts. No changes to zoning designations are proposed. See discussion on page I-1 of the Community Plan.

b) Conflict with applicable environmental plans or policies adopted by Marin County? (source #(s): Community Plan, Countywide Plan)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The Plan contains policies which will be adopted by the County and is consistent with environmental plans and policies previously adopted.

c) Affect agricultural resources, operations, or contracts (e.g. impacts to soils or farmlands, impacts from incompatible land uses, or conflicts with Williamson Act contracts)? (source #(s): Community Plan)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

Beneficial impact. Please see the Agricultural Element and the Economic Element for a discussion of agriculture and policies and programs designed to protect agricultural uses in the Valley.

d) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (source #(s): Community Plan)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[]	[X]

Adoption of the plan will not disrupt or divide the physical arrangement to an established community.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
e)	Result in substantial alteration of the character or functioning of the community, or present or planned use of an area? <i>(source #(s): Community Plan)</i>			[X]	[]

Beneficial impact. The plan policies are designed to prevent alteration of the character and functioning of the community and provides policies and programs which address the planned uses in the area. These Policies and Programs include (but are not limited to) CD-1.1 through CD-1.12, CD-3.1, CD-3.2, CD-4.1, CD-4.2, CD 7.1, and CD-9.3.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
f)	Substantially increase the demand for neighborhood or regional parks or other recreational facilities, or affect existing recreational opportunities? <i>(source #(s): Community Plan)</i>			[X]	[]

While a certain amount of population growth would occur under the provisions of this plan, this area is surrounded by State Park land, Federal Park land and Marin Municipal Water District lands. Recreational opportunities are adequate to serve the existing and potential population. The Plan contains information related to these facilities. Please see the Environmental Resources section of the Plan (Natural Resources for Protection) as well as the Community Services and Facilities (Recreation) for a complete inventory of recreational facilities. Policies and programs are included in the Community Services and Facilities section and the Community Development Section Policies CF-1.1 through CF-1.4, CF-2.1 through CF-2.4, CD-9.1 through CD-9.3.

2. POPULATION AND HOUSING. *Would the proposal:*

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
a)	Increase density that would exceed official population projections for the planning area within which the project site is located as set forth in the Countywide Plan and/or community plan? <i>(source #(s): Community Plan)</i>			[]	[X]

The plan is the vehicle to set forth the population projections and densities. There are no increases in density proposed as compared to the existing community plan and the Countywide Plan.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
b)	Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)? <i>(source #(s): Community Plan)</i>			[]	[X]

The Plan will not induce growth and does not propose infrastructure improvements.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
c)	Displace existing housing, especially affordable housing? <i>(source #(s): Community Plan)</i>			[]	[X]

No changes to existing housing would occur as a result of adoption of this Plan.

3. GEOPHYSICAL. Would the proposal result in or expose people to potential impacts involving:

- | | Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | Not Applicable |
|---|--------------------|--|------------------------------|----------------|
| a) Location in an area of geologic hazards, including but not necessarily limited to: 1) active or potentially active fault zones; 2) landslides or mudslides; 3) slope instability or ground failure; 4) subsidence; 5) expansive soils; 6) liquefaction; 7) tsunami ; or 8) similar hazards?

(source #(s): Community Plan) | [] | [] | [X] | [] |

The plan contains a set of Objectives, Policies and Programs designed to minimize any potential impacts from natural hazards. Please see the Natural Hazards section of the plan, specifically Policies NH-1.1 through NH-4.2 and accompanying programs.

- | | Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | Not Applicable |
|---|--------------------|--|------------------------------|----------------|
| b) Substantial erosion of soils due to wind or water forces and attendant siltation from excavation, grading, or fill?

(source #(s): Community Plan) | [] | [] | [X] | [] |

The plan contains a set of Policies and Programs designed to minimize any potential impacts from excavation, grading or fill. Please see Policies and Programs CD-1.2, CD-8.1b, ER-1.4, ER-1.5, ER-1.10, T-3.2, NR-1.5, and NR-3.3.

- | | Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | Not Applicable |
|--|--------------------|--|------------------------------|----------------|
| c) Substantial changes in topography from excavation, grading or fill, including but not necessarily limited to: 1) ground surface relief features; 2) geologic substructures or unstable soil conditions; and 3) unique geologic or physical features?

(source #(s): Community Plan) | [] | [] | [X] | [] |

Adoption of the plan will not directly result in substantial changes in topography. Development which occurs under the provisions of this plan will be subject to a number of policies and programs designed to minimize impacts. Please see Policies and Programs CD-1.2i, CD-1.2, CD-8.1b, ER-1.4, ER-1.5, ER-1.10, ER-1.11, Policies NR-1.5, NH-3.3 through NH-3.5, and T-3.2.

4. WATER. Would the proposal result in:

- | | Significant Impact | Potentially Significant Unless Mitigated | Less Than Significant Impact | Not Applicable |
|---|--------------------|--|------------------------------|----------------|
| a) Substantial changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?

(source #(s): Community Plan) | [] | [] | [X] | [] |

The Plan contains policies and programs designed to minimize surface run-off. These policies are anticipated to have a beneficial impact. Please see Policies and Programs CD-1.1, CD-1.2b, CD-8.1b, ER-1.5, ER-1.6, ER-2.3, and ER-2.4.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
b)	Exposure of people or property to water related hazards, including, but not necessarily limited to: 1) flooding; 2) debris deposition; or 3) similar hazards ? (source #(s): Community Plan)	[]	[]	[X]	[]

The Plan contains policies and programs designed to minimize exposure to hazards. These policies are anticipated to have a beneficial impact. Please see plan policies and programs NH-1.1, NH-1.2, NH-2.1, and NH-6.1.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
c)	Discharge of pollutants into surface or ground waters or other alteration of surface or ground water quality (e.g. temperature, dissolved oxygen or turbidity)? (source #(s): Community Plan)	[]	[]	[X]	[]

The Plan contains policies and programs designed to minimize discharge of pollutants. These policies are anticipated to have a beneficial impact. Please see plan policies and programs ER-1.4, ER-1.5, ER-2.1, ER-2.1a, and NH-1.3.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
d)	Substantial change in the amount of surface water in any water body or ground water either through direct additions or withdrawals, or through intersection of an aquifer by cuts or excavations? (source #(s): Community Plan)	[]	[]	[]	[X]

Adoption of the plan will have no effect on the amount of surface or ground water.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
e)	Substantial changes in the flow of surface or ground waters, including, but not necessarily limited to: 1) currents; 2) rate of flow; or 3) the course or direction of water movements? (source #(s): Community Plan)	[]	[]	[]	[X]

The Plan will not result in any changes in the flow of surface or groundwater.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
f)	Substantial reduction in the amount of water otherwise available for public water supplies? (source #(s): Community Plan)	[]	[]	[]	[X]

The Marin Municipal Water District has adequate capacity to serve projected development. There will no reduction in the amount of water available for public water supplies as a result of adoption of this Plan.

5. AIR QUALITY. Would the proposal:

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
a)	Generate substantial air emissions that could violate official air quality standards or contribute substantially to an existing or projected air quality violation? <i>(source #(s): Community Plan)</i>	[]	[]	[X]	[]

Adoption of the Plan will not result in substantial air emissions that could violate air quality standards. The Plan promotes adherence to building codes and the use of wood stoves which meet EPA standards (CD-5.1a).

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
b)	Expose sensitive receptors to pollutants, such as noxious fumes or fugitive dust? <i>(source #(s): Community Plan)</i>	[]	[]	[]	[X]

Adoption of the plan will not result in construction activities which would expose sensitive receptors to pollutants.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
c)	Alter air movement, moisture, or temperature, or cause any change in climate? <i>(source #(s): Community Plan)</i>	[]	[]	[]	[X]

Adoption of the plan will not result in the alteration of air movement, moisture, or temperature, or cause any change in climate.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
d)	Create objectionable odors? <i>(source #(s): Community Plan)</i>	[]	[]	[]	[X]

Adoption of the Plan will not create objectionable odors.

6. TRANSPORTATION/CIRCULATION. Would the proposal result in:

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
a)	Substantial increase in vehicle trips or traffic congestion such that existing levels of service on affected roadways will deteriorate below acceptable County standards? <i>(source #(s): Community Plan)</i>	[]	[]	[X]	[]

There will be some increase in vehicle trips which will occur over time after plan adoption. The plan contains a Circulation and Transportation section to address these issues. Please see Plan Policies, and Programs T-3.1 through T-5.4.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
b) Traffic hazards related to: 1) safety from design features (e.g. sharp curves or dangerous intersections); 2) barriers to pedestrians or bicyclists; or 3) incompatible uses (e.g. farm equipment)? (source #(s): Community Plan)		[]	[]	[X]	[]

Beneficial. The plan contains a Circulation and Transportation section to address traffic hazard issues. Please see Plan Policies and Programs T-1.1 through T-1.4, T-5.2 through T-5.4 and T-6.1.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
c) Inadequate emergency access or access to nearby uses? (source #(s): Community Plan)		[]	[]	[X]	[]

The Plan contains Policies and programs which address this issue. Please see Policy T-1.1 and NH-5.1.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
d) Insufficient parking capacity on-site or off-site? (source #(s): Community Plan)		[]	[]	[]	[X]

The plan does not propose uses which would result in insufficient parking capacity.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
e) Substantial impacts upon existing transportation systems, including rail, waterborne or air traffic systems? (source #(s): Community Plan)		[]	[]	[]	[X]

None of these types of transportation systems are present in the Valley.

7. BIOLOGICAL RESOURCES. *Would the proposal result in:*

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
a) Reduction in the number of endangered, threatened or rare species, or substantial alteration of their habitats including, but not necessarily limited to: 1) plants; 2) fish; 3) insects; 4) animals; and 5) birds listed as special-status species by State or Federal Resource Agencies? (sources #(s): Community Plan)		[]	[]	[X]	[]

The plan does not directly result in any construction. The Plan will have a beneficial impact for growth which occurs after plan adoption by application of numerous policies and programs designed to minimize impacts to habitat and special status species. Please see Plan Policies and Programs CD-1.1, CD-1.7, ER-1.2, ER-1.6, through ER-1.8, ER-1.12, ER-2.1, ER-2.3 and ER-2.4.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
b)	Substantial change in the diversity, number, or habitat of any species of plants or animals currently present or likely to occur at any time throughout the year? (source #(s) Community Plan)	[]	[]	[X]	[]

The plan does not directly result in any construction. The Plan will have a beneficial impact for growth which occurs after plan adoption by application of numerous policies and programs designed to minimize impacts. Please see Plan Policies and Programs CD-1.1, CD-1.7, ER-1.2, ER-1.6, through ER-1.8, ER-1.12, ER-2.1, ER-2.3 and ER-2.4.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
c)	Introduction of new species of plants or animals into an area, or improvements or alterations that would result in a barrier to the migration, dispersal or movement of animals? (source #(s): Community Plan)	[]	[]	[X]	[]

The plan does not directly result in any construction. The Plan will have a beneficial impact for growth which occurs after plan adoption by application of numerous policies and programs designed to minimize impacts. Please see Plan Policies and Programs CD-1.2g, ER-1.7, ER-1.8, and ER-1.12.

8. ENERGY AND NATURAL RESOURCES. *Would the proposal result in:*

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
a)	Substantial increase in demand for existing energy sources, or conflict with adopted policies or standards for energy use? (source #(s): Community Plan)	[]	[]	[X]	[]

The plan contains a discussion and a set of policies and programs related to energy use. Please see the Energy discussion in the Environmental Resources section and Policies and Programs CD-5.1 through CD-5.3.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
b)	Use of non-renewable resources in a wasteful and inefficient manner? (source #(s): Community Plan)	[]	[]	[X]	[]

Beneficial. The plan specifically discourages the use of non-renewable resources. Please see .Policy and Programs CD-5.2.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
c)	Loss of significant mineral resource sites designated in the Countywide Plan from premature development or other land uses which are incompatible with mineral extraction? (source #(s): Community Plan)	[]	[]	[]	[X]

There are no mineral resource sites in the Plan area.

9. HAZARDS. Would the proposal involve:

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
a) A risk of accidental explosion or release of hazardous substances including, but not necessarily limited to: 1) oil, pesticides; 2) chemicals; or 3) radiation? (source #(s): Community Plan)		[]	[]	[]	[X]

The plan does not have any effect on explosion or hazardous substances.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
b) Possible interference with an emergency response plan or emergency evacuation plan? (source #(s): Community Plan)		[]	[]	[X]	[]

Beneficial. The plan provides information and policies related to emergency response. Please see Policies CF-4.1 through CF-4.4, NH-2.1, NH-4.1, NH-4.2, NH-5.2 and NH-5.3.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
c) The creation of any health hazard or potential health hazard? (source #(s): Community Plan)		[]	[]	[]	[X]

The plan will not create health hazards.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
d) Exposure of people to existing sources of potential health hazards? (source #(s): Community Plan)		[]	[]	[]	[X]

Adoption of the plan will not expose people to health hazards.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
e) Increased fire hazard in areas with flammable brush, grass, or trees? (source #(s): Community Plan)		[]	[]	[X]	[]

The plan contains policies and programs designed to minimize the impact future construction could have on fire safety. Please see Policies and Programs NH-5.1 through NH- 5-5.3.

10. NOISE. Would the proposal result in:

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
a) Substantial increases in existing ambient noise levels? (source #(s): Community Plan)		[]	[]	[]	[X]

Adoption of a plan document will not result in increases in ambient noise.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
b) Exposure of people to significant noise levels, or conflicts with adopted noise policies or standards? (source #(s): Community Plan)		[]	[]	[X]	[]

The plan contains a section on noise and includes a policy that is consistent with the adopted policies in the Countywide Plan. Please see discussion in the Environmental Resources section and Policy ER-3.1.

11. PUBLIC SERVICES. Would the proposal have an effect upon, or result in a need for new or altered government service in any of the following areas:

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
a) Fire protection? (source #(s): Community Plan)		[]	[]	[X]	[]

The adoption of the Plan will not result in a need for new fire services. Please see plan discussion in the Community Services and Facilities section of the Plan.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
b) Police protection? (source #(s): Community Plan)		[]	[]	[X]	[]

The County Sheriff is responsible for police protection in San Geronimo Valley. The adoption of the plan will not result in a need for new services. Please see plan discussion in the Community Services and Facilities section of the Plan.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
c) Schools? (source #(s): Community Plan)		[]	[]	[X]	[]

The schools which serve the San Geronimo Valley have adequate capacity. Please see plan discussion in the Community Services and Facilities section of the Plan.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
d)	Maintenance of public facilities, including roads? (source #(s): Community Plan)	[]	[]	[X]	[]

Maintenance of public roads is the responsibility of the Department of Public Works. The plan discusses this issue in the Circulation section. Please refer to Policy T-3.3 and Program T-3.3a.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
e)	Other governmental services? (source #(s): Community Plan)	[]	[]	[]	[X]

No other need for governmental services will be generated by the adoption of this Plan.

12. UTILITIES AND SERVICE SYSTEMS. *Would the proposal result in a need for new systems, or substantial alterations to the following utilities:*

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
a)	Power or natural gas? (source #(s): Community Plan)	[]	[]	[X]	[]

No substantial alterations would be required as a result of the growth anticipated under the provisions of this plan.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
b)	Communications systems? (source #(s): Community Plan)	[]	[]	[X]	[]

No substantial alterations to communication systems would be required as a result of the growth anticipated under the provisions of this plan.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
c)	Local or regional water treatment or distribution facilities? (source #(s): Community Plan)	[]	[]	[X]	[]

The Marin Municipal Water District operates a water treatment plant in the San Geronimo Valley. No substantial alterations to this treatment facility would result from the adoption of this plan.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
d) Sewer or septic tanks? (source #(s): Community Plan)				[X]	[]

The San Geronimo Valley relies on septic systems for waste disposal. The Plan addresses this issue in the Community Services and Facilities section and Plan Policy CD-6.1 (and accompanying programs).

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
e) Storm water drainage? (source #(s): Community Plan)				[X]	[]

Stormwater drainage is addressed in Policies ER-1.4 and ER-1.5.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
f) Solid waste disposal? (source #(s): Community Plan)				[X]	[]

The adoption of the Plan will not cause a substantial increase in solid waste. and programs to encourage recycling and other sustainable practices.

The plan contains policies
See Policy CD-5.2 and
accompanying programs.

13. AESTHETICS/VISUAL RESOURCES. *Would the proposal:*

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
a) Substantially reduce, obstruct, or degrade a scenic vista open to the public or scenic highway, or conflict with adopted aesthetic or visual policies or standards? (source #(s): Community Plan)				[X]	[]

Beneficial. The Plan contains a set of policies and programs Policy CD-1.2 designed to maintain the rural residential character of the area. Programs address providing screening to separate dwelling units from streets, encouraging the preservation of views from existing homes, and protection of ridgelines. Other policies address siting of water tanks (Policy CD-1.5) and minimizing access points and visual impacts to Sir Francis Drake Blvd. (Policy CD-1.12). In addition, Policies CD-8.1 through CD-8.3 address issues of visual resources.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
b) Have a demonstrable negative aesthetic effect by causing a substantial alteration of the existing visual resources including, but not necessarily limited to: 1) an abrupt transition in land use; 2) disharmony with adjacent uses because of height, bulk or massing of structures; or 3) cast of a substantial amount of light, glare, or shadow? (source #(s): Community Plan)		[]	[]	[X]	[]

Beneficial. The plan contains a number of policies and programs designed to ensure that future development is compatible with the character of the valley. Policies CD-1.1 through CD-1.12, CD-7.1 through CD-8.3, ER-1.2, and ER-1.3 specifically address these issues.

14. CULTURAL RESOURCES. *Would the proposal:*

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
a) Disturb paleontological, archaeological, or historical sites, objects, or structures? (source #(s): Community Plan)		[]	[]	[X]	[]

Beneficial. The plan itself will not result in the disturbance of these resources. The plan provides policies and programs designed to protect these resources from development which occurs in the future. Cultural resources are protected through implementation of Policies CD-2.1, CD-2.2, and CD-1.11.

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
b) Have the potential to cause a physical change which would adversely affect unique ethnic cultural values, or religious or sacred uses within the project area? (source #(s): Community Plan)		[]	[]	[X]	[]

Beneficial. The adoption of this plan document will not result in any physical changes in the area. Development which occurs subsequent to the adoption of this plan will be subject to the policies in the Plan which are designed to ensure that these resources are not adversely affected. These Policies and Programs include CD-2.1, CD-2.2, and CD-1.11.

15. SOCIAL AND ECONOMIC EFFECTS. *Would the proposal result in:*

		Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
Any physical changes which can be traced through a chain of cause and effect to social or economic impacts. (source #(s):)		[]	[]	[]	[X]

The plan will not result in physical changes in the environment.

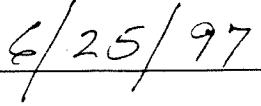
VI. MANDATORY FINDINGS OF SIGNIFICANCE. Pursuant to Section 15065 of the State EIR Guidelines, a project shall be found to have a significant effect on the environment if any of the following are true:
(Please explain your answer after each question)

- | | Yes
[] | No
[X] | Maybe
[] |
|---|--|--------------------|---------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | <i>As described in Section V of this Initial Study, any potential environmental impacts from the proposed project would be mitigated to a level of insignificance.</i> | | |
| b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? | Yes
[] | No
[X] | Maybe
[] |
| c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects). | Yes
[] | No
[X] | Maybe
[] |
| d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | Yes
[] | No
[X] | Maybe
[] |
| | <i>As described in Section V of this Initial Study, any potential environmental impacts from the proposed project would be mitigated to a level of insignificance.</i> | | |

VII. **DETERMINATION:** (Completed by Marin County Environmental Coordinator). Pursuant to Sections 15081 and 15070 of the State Guidelines, the forgoing Initial Study evaluation, and the entire administrative record for the project:

- I find that the proposed project WILL NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.


Signature


Date

Tim Haddad

Printed Name

For

APPENDIX H
BOARD OF SUPERVISORS RESOLUTIONS

- Resolution No. 97-126: adopting a Negative Declaration of Environmental Impact
Resolution No. 97-127: adopting the San Geronimo Valley Community Plan

MARIN COUNTY BOARD OF SUPERVISORS
RESOLUTION NO. 97-127

A RESOLUTION OF THE BOARD OF SUPERVISORS
ADOPTING THE REVISED SAN GERONIMO VALLEY COMMUNITY PLAN

* * * * *

- I. WHEREAS the State of California requires each City and County to prepare and adopt a comprehensive long-term general plan for its future development; and
- II. WHEREAS the Marin County Board of Supervisors adopted such a plan, the Marin Countywide Plan, on October 20, 1973, which was most recently updated in January, 1994; and
- III. WHEREAS it is the policy of the Marin County Planning Commission and the Board of Supervisors to prepare more detailed plans for the unincorporated communities within the County; and
- IV. WHEREAS the Board of Supervisors adopted the San Geronimo Valley Community Plan in January, 1978 with minor amendments in October, 1981 and February, 1982; and
- V. WHEREAS the San Geronimo Valley Community Plan, like any other general plan, may be reviewed and amended to respond to changing conditions; and
- VI. WHEREAS the Marin County Community Development Agency, worked closely with the San Geronimo Valley Planning Group and the San Geronimo Valley Property Owners Association to complete a draft plan which reflects a consensus between these community organizations; and
- VII. WHEREAS the Marin County Community Development Agency held a public meeting in the San Geronimo Valley on November 14, 1996 to solicit additional community comments and concerns; and
- VIII. WHEREAS the Marin County Planning Commission held duly noticed public hearings to consider the draft plan on August 4, 1997 and September 22, 1997; and
- IX. WHEREAS the Planning Commission held a duly noticed public hearing on September 22, 1997, and adopted a Resolution recommending that the Board of Supervisors adopt a Negative Declaration for the adoption of the Plan; and
- X. WHEREAS the Planning Commission held a duly noticed public hearing on September 22, 1997, and adopted a Resolution recommending that the Board of Supervisors adopt the revised Plan with the revisions outlined in the Attachment to the staff report and the following additional revisions:
 - Include a diagram in an Appendix to the Plan depicting how the height of buildings are measured.

- Revise Program CD-8.2a to state "Discretionary decisions regarding development projects shall ensure that buildings be sited on the lower portion of the property."
- XI. WHEREAS the Board of Supervisors held a duly noticed public hearing on December 2, 1997, and adopted a Resolution adopting a Negative Declaration for the Plan; and
- XII. WHEREAS the Board of Supervisors held a duly noticed public hearing on December 2, 1997, and recommended the following additional revisions to the Plan:

1. **Page III-19, Policy CD-3.0.** Add Policy CD-3.3:

The County Community Development Agency and community members and organizations should explore the feasibility and encourage the establishment of a variety of diverse housing opportunities including, but not limited to, the following:

- Senior Housing
- Co-Housing Arrangements
- Shared Housing
- Rental Housing
- Agricultural Worker Housing

2. **Page III-23, Policy CD-8.2.** Add the following programs:

Program CD-8.2b. New residential construction on Barnabe Mountain at or above the 600 foot contour line (source map: U.S.G.S.) shall be limited to one story or a maximum of eighteen feet. This requirement may be waived if it can be demonstrated through a visual analysis that additional height (up to a maximum of 30 feet above natural grade) will not cause adverse visual impacts or be inconsistent with other policies in this plan.

Program CD-8.2c. On highly visible parcels on Mount Barnabe, the use of Transfer of Development Right's (TDR's) may be considered.

3. **CD-9.0 - Recreational Opportunities.** Add the following policy:

Policy CD-9.4. The Lagunitas School District should continue to provide opportunities for organized youth and adult recreation in the Valley. The Woodacre Improvement Club should also continue to provide needed swimming facilities for Valley residents.

4. Delete Policy CF-2.1.

5. **Page IV-12. Maurice Thorner Open Space.** Revise the first sentence to state:

This 33 acre parcel was donated to the Marin County Open Space District in 1982 in exchange for a 25% density bonus to the project sponsor.

6. **Village Boundary Maps.** Revise the maps to include the Hendricks/Horne (not the remainder) parcels in the Woodacre village area.

XIII. WHEREAS the revised San Geronimo Valley Community Plan contains objectives, policies, and programs designed to achieve the following goals:

1. PRESERVE AND ENHANCE THE VALLEY'S NATURAL RESOURCES AND RURAL SETTING.
2. ASSURE THAT THE TYPE AND AMOUNT OF GROWTH WILL BE CONSISTENT WITH MAINTAINING THE VALLEY'S RURAL CHARACTER AND PROMOTING A BALANCE OF ENVIRONMENTAL QUALITY WITH SUSTAINABLE COMMUNITY SERVICES AND FACILITIES.
3. ENCOURAGE AND PROTECT AGRICULTURAL ACTIVITIES AND THE AGRICULTURAL USE OF LAND.
4. ENABLE A HEALTHY LIFESTYLE THAT PROMOTES THE WELL BEING OF PEOPLE AND THE PHYSICAL SAFETY OF PEOPLE AND PROPERTY.
5. RETAIN THE EXISTING VILLAGE CHARACTER AND HERITAGE OF THE VALLEY AND PRESERVE THE VALLEY'S SOCIAL AND ECONOMIC DIVERSITY.
6. PRESERVE AND ENCOURAGE DIVERSE RECREATIONAL, CULTURAL, AND EDUCATIONAL OPPORTUNITIES FOR VALLEY RESIDENTS.
7. INCREASE USE OF RENEWABLE AND NON-POLLUTING ENERGY SOURCES AND ENCOURAGE SUSTAINABLE ENERGY SYSTEMS.
8. PROVIDE FOR A SAFE, WELL-MAINTAINED CIRCULATION SYSTEM, EMPHASIZING A DIVERSITY OF TRANSPORTATION MODES AND TRAIL SYSTEMS CONSISTENT WITH THE RURAL CHARACTER OF THE VALLEY.
9. PROMOTE A SUSTAINABLE LOCAL ECONOMY WHICH WILL BENEFIT PRESENT AND FUTURE GENERATIONS WITHOUT DETRIMENTALLY AFFECTING RESOURCES OR BIOLOGICAL SYSTEMS AND WHICH WILL RESULT IN BALANCED COMMUNITIES WHERE RESIDENTS HAVE OPPORTUNITIES TO ENJOY THE COMPONENTS OF A HIGH QUALITY OF LIFE; EMPLOYMENT, AFFORDABLE HOUSING, TRANSPORTATION, SERVICES, AND A HEALTHY PHYSICAL ENVIRONMENT.
10. INVOLVE EVERY ELEMENT OF THE VALLEY COMMUNITY IN ADDRESSING COMMUNITY CHOICES AND IMPLEMENTATION OF THIS COMMUNITY PLAN.

XIV. WHEREAS the Marin County Board of Supervisors finds that the proposed San Geronimo Valley Community Plan is consistent with the goals and objectives of the Countywide Plan; and

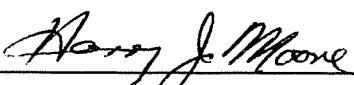
NOW, THEREFORE, LET IT BE FURTHER RESOLVED that the Board of Supervisors adopts the revised San Geronimo Valley Community Plan.

PASSED AND ADOPTED at the regular meeting of the Marin County Board of Supervisors on this 2nd day of December 1997 by the following vote:

AYES: SUPERVISORS John B. Kress, Steve Kinsey, Harry J. Moore

NOES: None

ABSENT: SUPERVISORS Harold C. Brown, Jr., Annette Rose



HARRY J. MOORE, CHAIRMAN
MARIN COUNTY BOARD OF SUPERVISORS

ATTEST:



Martin J. Nichols
Clerk of the Board

MARIN COUNTY BOARD OF SUPERVISORS

RESOLUTION NO. 97-126

A RESOLUTION OF THE BOARD OF SUPERVISORS
ADOPTING A NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT FOR THE
SAN GERONIMO VALLEY COMMUNITY PLAN

* * * * *

- I. WHEREAS the project consists of the update of the San Geronimo Valley Community Plan. The planning area is comprised of four villages totaling 1,336 acres which surrounded by 7,367 acres, nearly 5,000 acres of which are publicly owned. The proposed San Geronimo Valley Community Plan contains community goals, objectives, policies, and implementation programs designed to maintain the character of the community and the natural environment; and
- II. WHEREAS the governing aim of the San Geronimo Valley Community Plan is to promote planning that respects and facilitates the sustained environmental health of natural systems and community well-being; and
- III. WHEREAS the Plan presents goals, objectives, policies, and programs designed to preserve the unique natural attributes of the community as well as the historical character of the built environment; and
- IV. WHEREAS in June, 1997, the Environmental Coordinator prepared an Initial Study for the project and recommended that a Negative Declaration be adopted for the San Geronimo Valley Community Plan; and
- V. WHEREAS on June 30, 1997, a Notice of Draft Negative Declaration was prepared and distributed pursuant to the requirement of the California Environmental Quality Act (CEQA); and
- VI. WHEREAS on August 4, 1997, the Marin County Planning Commission conducted a public hearing to receive testimony on the recommendation to adopt a Negative Declaration; and
- VII. WHEREAS on September 22, 1997, Marin County Planning Commission adopted a Resolution (No. PC97-135) recommending adoption of a Negative Declaration of Environmental Impact for the San Geronimo Valley Community Plan; and
- VIII. WHEREAS on September 22, 1997, Marin County Planning Commission adopted a Resolution (No. PC97-136) recommending that the Board of Supervisors adopt the San Geronimo Valley Community Plan with minor revisions outlined in an attachment to the staff report and additional minor revisions discussed at the public hearing; and
- IX. WHEREAS on December 2, 1997, the Marin County Board of Supervisors held a duly noticed public hearing to consider the adoption of a Negative Declaration of Environmental Impact; and

NOW, THEREFORE, LET IT BE RESOLVED, that the Marin County Board of Supervisors makes the following findings:

1. Notice of the Agency hearing on the Negative Declaration was given as required by law and the hearing was conducted pursuant to State CEQA Guideline Sections 15070, 15071, 15072, 15073, and 15074; and
2. All comments raised during the public review period of the Draft Negative Declaration and the public hearings conducted by the Agency were considered in the recommendation to approve the Negative Declaration; and
3. Review of the Initial Study and other comments received indicate that there is no substantial evidence that the project will have a significant effect on the environment.

NOW, THEREFORE, LET IT BE FURTHER RESOLVED that the Marin County Board of Supervisors adopts a Negative Declaration for the revised San Geronimo Valley Community Plan,

PASSED AND ADOPTED at a meeting of the Board of Supervisors, County of Marin, State of California, on the 2nd day of December 1997 by the following vote:

AYES: SUPERVISORS John B. Kress, Steve Kinsey, Harry J. Moore

NOES: None

ABSENT: SUPERVISORS Harold C. Brown, Jr., Arnette Rose



HARRY J. MOORE, CHAIRMAN
MARIN COUNTY BOARD OF SUPERVISORS

ATTEST:



Martin J. Nichols
Clerk of the Board