

COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

April 4, 2017

Brian C. Crawford
DIRECTOR

Thomas Lai
ASSISTANT DIRECTOR

Marin County Board of Supervisors
3501 Civic Center Drive
San Rafael, CA 94903

SUBJECT: Workshop for Countywide Plan Update Strategy

Marin County Civic Center
3501 Civic Center Drive
Suite 308
San Rafael, CA 94903
415 473 6269 T
415 473 7880 F
415 473 2255 TTY
www.marincounty.org/plan

Dear Supervisors,

RECOMMENDATION:

Conduct workshop and provide comments on strategy for the next Countywide Plan update

SUMMARY:

The Marin Countywide Plan (CWP) is a comprehensive long-range general plan for the unincorporated areas of Marin County. Although not mandated by state law, the County has completed major updates of the original 1973 CWP every 12-13 years, with amendments adopted in 1982, 1994, and 2007. The 2007 CWP represented a significant milestone for the county in its inclusion of an overarching theme of "planning sustainable communities" as well as in the breadth and depth of the plan and an ambitious program for implementation consisting of over 700 programs. While the Community Development Agency (CDA) has made measurable progress toward implementation of the CWP's programs, the ambitious scope of the plan has proven to exceed the capacity of available resources, and progress has not kept pace with the implementation schedule, due in part to adjustments to the County's budget priorities and resources resulting from the recession.

Overall, the 2007 CWP remains relevant by integrating sustainability principles into a general plan, addressing climate change, and linking equity, economy, and the environment in its policies and programs. Rather than pursue a comprehensive update to the CWP, staff recommends a phased approach with a focus on addressing a limited number of Board priorities such as stream conservation, climate change, affordable housing and compliance with state planning laws adopted since the last CWP update.

Staff anticipates the update will be completed in two phases starting in 2018, with some crossover of the effort to reflect concurrent work program elements. Although a detailed work program is forthcoming, staff anticipates an overall time frame of approximately 4 to 5 years, factoring in the preparation of an Environmental Impact Report for compliance with the California Environmental Quality Act.

Staff has identified three specific areas of focus for the first phase of the CWP update:

- (1) Refinements to the stream conservation area policies along with preparation of an updated, expanded stream conservation area ordinance;
- (2) Updates to the CWP's housing overlay policies and clarifications governing the relationship between the residential densities established by the CWP and the state's density bonus law; and
- (3) Updates to policies and programs for fire risk pursuant to Senate Bill 1241 and flood hazards pursuant to Assembly Bill 162.

A second phase would accommodate the timing of parallel climate change initiatives and programmatic adjustments:

- (4) Inclusion of climate adaptation and resiliency strategies in the CWP pursuant to Senate Bill 379 using the vulnerability assessment tool, resiliency strategies and implementation measures that build on the County's current efforts to address changes in sea level rise in Marin's coastal zone (C-SMART) and bayfront areas (BayWAVE); and
- (5) Updates to the CWP's Implementation Program to reflect completed programs, obsolete programs, and new programs to advance updated policies.

A detailed work program and budget will be submitted for the Board's review later this year, prior to initiation of the first phase of work in 2018.

FISCAL/STAFFING IMPACT:

Acceptance of this report will not affect the current year's budget for the CDA.

REVIEWED BY: (These boxes must be checked)

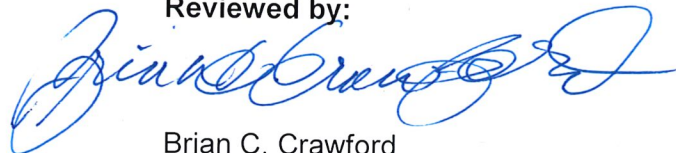
- | | |
|--|---|
| <input type="checkbox"/> Department of Finance | <input checked="" type="checkbox"/> N/A |
| <input type="checkbox"/> County Counsel | <input checked="" type="checkbox"/> N/A |
| <input type="checkbox"/> Human Resources | <input checked="" type="checkbox"/> N/A |

SIGNATURE:



Tom Lai
Assistant Director

Reviewed by:



Brian C. Crawford
Director