

**From:** [EB](#)  
**To:** [housingelement](#)  
**Subject:** Housing Element Sites Review & Approval - BLACKPOINT / NOVATO  
**Date:** Thursday, December 1, 2022 4:35:08 PM

---

You don't often get email from ebquay@gmail.com. [Learn why this is important](#)

RE: Recommended Site List in Blackpoint - Greenpoint Nursery

Thank you for taking comments from the public about the Site Review and approval process.

I would like to address concerns about the Blackpoint - Greenpoint Nursery site. Blackpoint has experienced several years of flooding that has blocked our roadways. The Greenpoint Nursery is among wetlands and flooding is a very real concern. In this same vein, there actually is NO public transportation out to Blackpoint and the Greenpoint Nursery at all.

The number of homes on this site should be dramatically reduced if not removed entirely.

Also, I would like to reiterate the idea to include properties within city limits. Specifically the empty buildings/houses at Fireman's Fund, and in Hamilton. Both of these locations have existing infrastructures and are within walking distance of facilities such as shops, restaurants, transit, etc.

Thank you for your time and consideration,

*Elizabeth Weber*

11 Hillside Terr, Black Point

-----  
CONFIDENTIAL NOTICE:

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

**From:** [Sackett, Mary](#)  
**To:** [housingelement](#)  
**Subject:** FW: Proposed Housing Development  
**Date:** Friday, December 2, 2022 11:05:19 AM

---

---

**From:** Joanne Abrams <[jabrams42@gmail.com](mailto:jabrams42@gmail.com)>  
**Sent:** Friday, December 2, 2022 11:02 AM  
**To:** Sackett, Mary <[MSackett@marincounty.org](mailto:MSackett@marincounty.org)>  
**Subject:** Proposed Housing Development

You don't often get email from [jabrams42@gmail.com](mailto:jabrams42@gmail.com). [Learn why this is important](#)

As a long time resident in Upper Lucas Valley, I am supporting the letter that was sent by the Lucas Valley Homeowners Association

Joanne Abrams  
44 Mt Foraker Dr  
San Rafael

--

Best  
Joanne  
[jabrams42@gmail.com](mailto:jabrams42@gmail.com),

**From:** [BOS](#)  
**To:** [housingelement](#)  
**Subject:** FW: Urging to call off the Marin Housing Proposal  
**Date:** Friday, December 2, 2022 12:42:30 PM

---

Received in the December 1, 2022 BOS mailbox.

Joyce Evans

---

**From:** Julia Borghini <[borghini@gmail.com](mailto:borghini@gmail.com)>  
**Sent:** Thursday, December 1, 2022 9:50 AM  
**To:** BOS <[BOS@marincounty.org](mailto:BOS@marincounty.org)>  
**Cc:** David Muro II <[dmuro2@gmail.com](mailto:dmuro2@gmail.com)>  
**Subject:** Urging to call off the Marin Housing Proposal

You don't often get email from [borghini@gmail.com](mailto:borghini@gmail.com). [Learn why this is important](#)

Board of Supervisors and the Planning Commission members:

I'm writing to urge you to **not move forward** with the proposed new housing units on Mt Lassen Drive, Jeannette Prandi Way, and Lucas Valley Road in San Rafael. I live with my spouse and daughters on Mt Whitney Court in Lucas Valley, and our neighborhood and life here would be directly affected by this new housing.

Specific concerns I want to share:

- This area is wildfire-prone, and there is only one exit route: Lucas Valley Road. During the Mt Lassen fire in 2021, there was significant traffic back up on Lucas Valley Road as people attempted to evacuate. Growing the population so dramatically in this area creates a significant safety hazard when it comes to evacuating the valley in an emergency.
- This neighborhood already has infrastructure concerns: cell reception is poor, internet speeds are slow and spotty, and from a gas/electricity perspective we are already told to be prepared to go without help for at least two weeks should there be an emergency. The infrastructure of this area can hardly support the existing population – it is certainly nowhere near ready to support a surge in new residents.
- Our school system is similarly not prepared to support a significant population increase.
- Beyond safety and practicality concerns, it breaks my heart that this neighborhood would lose so much of the beautiful open space that makes Lucas Valley such a serene, park-like place to live. The open space between Mt Lassen Drive and Huckleberry Road is such an important part of living here. It's where kids and dogs run, where little ones learn to ride a bike, where neighbors meet and connect ... it's a hub for community and connection that makes living here remarkable. Losing it would change the entire dynamic of this neighborhood.

I recognize we must all make sacrifices to increase the amount of accessible, affordable housing. I personally spent much of my childhood in low-income housing, and as an adult with humble origins, the opportunity to move my family away from the city to a peaceful, quiet neighborhood with an

intimate, small-town feel has been a revelation and incredible gift. These proposed changes introduce safety risks and infrastructure risks while also dramatically shifting the experience of living here. On behalf of my family and my neighbors, I ask that **you to please not up-end this neighborhood and introduce these risks.**

Thank you for your consideration.

Sincerely,  
Julia Borghini  
115 Mount Whitney Court  
San Rafael, CA 94903

**From:** [BOS](#)  
**To:** [BOS - Aides](#)  
**Cc:** [housingelement](#)  
**Subject:** FW: Win will the building stop  
**Date:** Friday, December 2, 2022 12:45:18 PM

---

Aides,

This is the final message for today, December 2, 2022 from the BOS mailbox. Please forward as you deem appropriate.

Thanks,

Joyce Evans  
DEPUTY CLERK

County of Marin  
Board of Supervisors  
3501 Civic Center Drive, Suite 329  
San Rafael, CA 94903  
415 473 3768 T  
415 473 3645 F  
CRS Dial 711  
[jevans@marincounty.org](mailto:jevans@marincounty.org)

-----Original Message-----

From: Lynn Warren <[mimiwarren1@gmail.com](mailto:mimiwarren1@gmail.com)>  
Sent: Thursday, December 1, 2022 11:56 AM  
To: BOS <[BOS@marincounty.org](mailto:BOS@marincounty.org)>  
Subject: Win will the building stop

[You don't often get email from [mimiwarren1@gmail.com](mailto:mimiwarren1@gmail.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

My family has lived in Novato for 40 years - I can't tell you how disappointed I am to see you turning our community into an extension of San Francisco- homeless- campers parked on our water front area - poop seeping into it - you are constantly telling to not use water or electricity and yet you want to add more homes to our special open spaces - this needs to stop!

Sent from my iPhone

**From:** [Northbridge Homeowners Assn NHA](#)  
**To:** [BOS; housingelement](#)  
**Cc:** [Goncalves, Gustavo; Northbridge Homeowners Assn NHA](#)  
**Subject:** Comments for 12/6 BOS Meeting  
**Date:** Saturday, December 3, 2022 1:38:36 PM  
**Attachments:** [Northbridge Comments for 12.6.22 BOS Meeting re Housing Element.docx](#)

---

Please see the attached comments from the Northbridge Homeowners Association, in connection with the 12/6/22 Board of Supervisors meeting regarding the Marin Housing Element.

Thank you

**TO:** Marin County Board of Supervisors  
**FROM:** Northbridge Homeowners Association  
**DATE:** December 5, 2022  
**RE:** Comments Re 12/6/22 BOS Meeting re Housing Element

---

In connection with the upcoming December 6, 2022 Board of Supervisors meeting, the Northbridge Homeowners Association (“NHA”) respectfully submits these comments.

The Cumulative Impact of Concentrating 134 Additional Units Along a Small Stretch of North San Pedro Rd. Would Be Devastating

As stated in previously-submitted NHA comments, the Northbridge community remains extremely concerned about the prospect of adding so many additional units, and so dense, in such a small area right next to our neighborhood. The current list of sites/unit numbers, and the corresponding density assumptions, if adopted, would result in a grossly disproportionate share of the County’s total required units being concentrated right next to our community.

While maybe not apparent upon a quick view of the list of proposed sites, the current list provides for far too much concentration of additional units in a very small area along North San Pedro Rd that is adjacent to our Northbridge neighborhood. The cumulative impact of adding this much additional housing in such a small area would be, frankly, devastating to our community. Specifically, sorting the list by address, the current draft list of sites includes *all* of the following:

Site	Address	Units Proposed	Site Name
1	220 N. San Pedro Rd.	35 units  Lower-income (20 units per acre density)	The Church of Jesus Christ
2	210 N. San Pedro Rd.  200 N. San Pedro Rd.  180 N. San Pedro Rd.	36 units  Lower-income (20 units per acre density)	Bernard Osher Marin JCC
3	170 N. San Pedro Rd	13 units  Moderate-income housing	Congregation Rodef Shalom Marin

4	251 N. San Pedro Rd.	50 units  Lower-income (super-dense 30 units per acre density)	Old Galinas School
<b>Total</b>		<b>134 units</b>	

That adds up to whopping **134 additional housing units** in a *very small stretch* along North San Pedro Rd. right next to our neighborhood, a grossly disproportionate concentration of the overall additional housing burden countywide. If this is adopted as part of the ultimate plan, that would be seriously unfair to the Northbridge neighborhood and to the surrounding neighborhoods in Santa Venetia, just as it would be if all 134 additional units were proposed for to be added to any one of those essentially adjacent sites.

Indeed, Sites 1, 2, and 3 listed above are literally *right next to one another*, and Site 4 listed above is just a few parcels down and directly on the other side of our Northbridge Neighborhood. Among other consequences, adding this many units to this small area would exacerbate an already very bad traffic situation, compound our residents’ serious concerns regarding emergency evacuation of the neighborhood, and drastically change the character of our community and the surrounding neighborhood.

We ask that the Board please not just consider these sites individually in their own vacuums, but instead consider the *aggregate* number of units proposed for such a small area, the very real and practical *cumulative* impacts this would have on our Northbridge neighborhood, and the inequity of having so much of this additional housing so concentrated in these four essentially adjacent lots. At least some of these adjacent sites should be removed, and the maximum numbers of units provided for the remaining sites, and the density, should be reduced substantially.

The DEIR Paints an Unrealistic Picture of Both Current Conditions and the Impact of the Potential Additional Housing Under the Current List

As stated in recently-submitted NHA comments regarding the DEIR, the DEIR does not properly or realistically assess the cumulative impacts of the proposed additional housing sites on our Northbridge community or Santa Venetia more generally. As discussed above, the list of proposed sites includes several sites that are essentially right next to each other on N. San Pedro Rd. Collectively, if the amount of housing proposed for these sites were to come to fruition, that would seriously exacerbate an already *very* bad traffic and safety evacuation problem for our neighborhood.

The evaluation completed for the DEIR is completely unrealistic, both in terms of current conditions and future projections. Among other problems, the DEIR does not account for the planned increased enrollment at Venetia Valley School, which the County has little or no control

over and which, even without the proposed added housing, will make a bad traffic and safety situation much worse.

The number of units for Santa Venetia, and in particular for the multiple adjacent or near adjacent sites along NSP, should be reduced considerably (including the currently designated 50 units for Old Galinas School) to reduce the cumulative impact of additional housing.

#### Old Galinas School Site

With respect to Site 4 listed above (Old Galinas School), that site currently serves as a vital resource for our community—a child care center that is used and relied upon by Santa Venetia families and other families throughout the county. Eliminating this important resource would be a terrible loss for our community, and we would ask that you please remove this site from the list entirely.

#### Additional General Comments

More generally, while the current list of sites has reduced the overall number of proposed additional sites for Santa Venetia, the current list still calls for far too many additional units for Santa Venetia. Some neighborhoods just cannot accommodate that much additional housing, and Santa Venetia is one such neighborhood. There is only one street in and out of the neighborhood, with one lane in each direction. The traffic situation on North San Pedro Rd. is already very bad, particularly during school rush hours, even without any additional housing units being added. Moreover, the residents of Northbridge have significant concerns about the ability to evacuate the neighborhood in an emergency. The addition of hundreds of housing units to Santa Venetia, and the corresponding additional residents and their vehicles, would greatly exacerbate both problems. That would be on top of the additional traffic and related problems that would flow from the planned expansion of school facilities at the Osher Marin JCC and Venetia Valley School, the latter of which is largely or entirely beyond the County's control and oversight.

We very much appreciate the Board's consideration of the above comments.

**From:** [Michelle Bertram](#)  
**To:** [housingelement](#); [BOS](#)  
**Cc:** [Arnold, Judy](#)  
**Subject:** Opposition to rezoning Atherton corridor  
**Date:** Saturday, December 3, 2022 2:54:22 PM

---

Some people who received this message don't often get email from [mbertram.ghc@gmail.com](mailto:mbertram.ghc@gmail.com). [Learn why this is important](#)

Hello,

My name is Michelle Bertram and I am a home owner at 45 Archibald Lane in Novato. We moved to Novato in 2005 and are currently raising our children in this lovely community. We purchased our home in this area specifically for the open space, rustic setting, undisturbed marshlands, and country feeling. It is like nowhere else in Novato. This area is special and marked by horse pastures, the country vet, farms, and a distinct rural feel. To place high density housing in this corridor is a mistake, and one that cannot be walked back after it is realized. High density housing in this area will destroy the charming rustic environment that makes Novato so special. We moved from a different part of Novato which was much more crowded with apartment buildings and houses at close proximity to one another. We chose the Atherton corridor for the open space and special country environment that is what makes Novato so unique. It is important to preserve the character of this area. For a brief time just a few years ago when Highway 37 was closed we had unbelievable traffic issues. Forty plus minutes just to get to 101! Imagine what the traffic issues would be if we added hundreds more families to our small two lane road of Atherton Ave? It would be awful and unsafe. Please reconsider and do not allow high density construction to destroy our precious area. Sincerely,

Michelle Bertram  
415-858-9182

**From:** [KATHLEEN FRANKS](#)  
**To:** [housingelement](#)  
**Cc:** [BOS](#)  
**Subject:** Proposed building project at 404 San Francisco Blvd  
**Date:** Sunday, December 4, 2022 2:37:26 PM

---

You don't often get email from kafranks@comcast.net. [Learn why this is important](#)

**Subject:** Proposed building project at 404 San Francisco Blvd

To all it may concern,

I am asking that you please reconsider the number of units allowed on the 2.4 acres at 404 San Francisco Blvd in San Anselmo. In addition to the traffic created by local residents there is the traffic to a local church on Sacramento, the town building yard and to Sorich Park, a frequently visited open space. The impact of having 64 units at the end of a street that has only one way in and out will not only increase traffic, noise, poor air quality but also create an extreme hazard in evacuating the area in case of fire. It is already sad that the current small community that now exists is being broken up, but to have a multistory parking garage and multi unit apartment buildings seems to destroy the whole character of the neighborhood. I truly hope you reconsider the proposed plan and create a better one that is more harmonious with the neighborhood and Sorich Park.

Thank you,

Kathleen Franks

36 Santa Barbara Ave

San Anselmo, CA 94960

415-488-4868

**From:** [Damazyn, Michele](#)  
**To:** [housingelement](#)  
**Subject:** FW: Atherton Corridor DEIR  
**Date:** Monday, December 5, 2022 10:29:06 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

---

---

**From:** BOS <BOS@marincounty.org>  
**Sent:** Monday, December 5, 2022 9:55 AM  
**To:** BOS - Aides <BOS-AidesNOT@marincounty.org>  
**Cc:** Damazyn, Michele <MDamazyn@marincounty.org>  
**Subject:** FW: Atherton Corridor DEIR

Aides,

Attached is a letter received in the December 2, 2022 BOS mailbox relating to Agenda Item #14 – Housing Element on the December 6, 2022 Meeting. Please forward as you deem appropriate.

Thank you,



**Joyce Evans**  
DEPUTY CLERK

County of Marin  
Board of Supervisors  
3501 Civic Center Drive, Suite 329  
San Rafael, CA 94903  
415 473 3768 T  
415 473 3645 F  
CRS Dial 711  
[jevans@marincounty.org](mailto:jevans@marincounty.org)

---

**From:** Lisa Helfond <[lisa.usc@comcast.net](mailto:lisa.usc@comcast.net)>  
**Sent:** Friday, December 2, 2022 2:38 PM

**To:** BOS <[BOS@marincounty.org](mailto:BOS@marincounty.org)>  
**Cc:** [eric@ericluacan.com](mailto:eric@ericluacan.com)  
**Subject:** Fwd: Atherton Corridor DEIR

You don't often get email from [lisa.usc@comcast.net](mailto:lisa.usc@comcast.net). [Learn why this is important](#)

**To:** The Marin County Board of Supervisors

**From:** Lisa Helfond, 144 Oak Shade Lane, Novato, CA 94945

**Re:** Agenda Item 14, BOS meeting December 6, 2022

I am expressing my opposition to the zoning in the Atherton Corridor as currently proposed. I am specifically upset about zoning density of the 4 properties located at 761, 777, 791, and 805 Atherton Avenue. I am attaching my email exchange with Supervisor Arnold as a reference. I do not understand, after all of the community feedback, how these 4 properties and their respective density were proposed. As I understand, this would allow developers to receive density bonuses and supersize the current zoning proposal. This large quantity of housing units is unacceptable for this area and infrastructure.

If I recall correctly, when Rush Creek was developed, the developer wanted more houses (higher density) and the county negotiate less homes due to neighbors' concerns. Now the county proposes a much higher density across the street?

Has any consideration been made for the approximately 100 housing units (cars and RVs) along Binford Road out to Gness Field? If the county is going to allow the Binford Road residents to stay, then these residents should count toward our Housing Element density numbers.

Please reconsider the properties and density along the Atherton corridor and scale down the density or break up the properties so that they are evenly distributed along Atherton Avenue and not all in one area.

Thank you for your consideration.

Lisa Helfond

Begin forwarded message:

**From:** "Arnold, Judy" <[JArnold@marincounty.org](mailto:JArnold@marincounty.org)>  
**Subject:** RE: Atherton Corridor DEIR  
**Date:** November 30, 2022 at 10:55:05 AM PST  
**To:** Lisa Helfond <[lisa.usc@comcast.net](mailto:lisa.usc@comcast.net)>

Hi Lisa,

Yes, you are welcome to forward my email, and there is still time to comment. I would recommend you email: [BOS@marincounty.org](mailto:BOS@marincounty.org) and that way all the Supervisors will receive the comments as long as they have arrived by 3:30pm next Monday. Complete instructions for commenting can

be found [here](#).

Judy

**JUDY ARNOLD**  
**COUNTY SUPERVISOR**  
**DISTRICT 5**  
**415-473-7331**

Follow me on [Facebook](#)

---

**From:** Lisa Helfond <[lisa.usc@comcast.net](mailto:lisa.usc@comcast.net)>  
**Sent:** Tuesday, November 29, 2022 4:43 PM  
**To:** Arnold, Judy <[JArnold@marincounty.org](mailto:JArnold@marincounty.org)>  
**Subject:** Re: Atherton Corridor DEIR

You don't often get email from [lisa.usc@comcast.net](mailto:lisa.usc@comcast.net). [Learn why this is important](#)

Thank you for your reply. May I have your permission to forward this message to our Rush Creek community? Also, is there still time to voice our opinion before the December 6 meeting or will that make any difference at this point?

Lisa

Begin forwarded message:

**From:** "Arnold, Judy" <[JArnold@marincounty.org](mailto:JArnold@marincounty.org)>  
**Subject:** RE: Atherton Corridor DEIR  
**Date:** November 29, 2022 at 1:02:49 PM PST  
**To:** Lisa Helfond <[lisa.usc@comcast.net](mailto:lisa.usc@comcast.net)>

Hello Lisa,

Thank you for your email.

The latest iteration of the sites list can be found in Appendix C (Sites Inventory) of the Draft Housing Element:  
[https://www.marincounty.org/-/media/files/departments/cd/housing/housing-element/2024-2032-he-docs/draft-he/hcd-review/appendixc\\_marin-county-he-hcd-review-draft-\(071922\).pdf?la=en](https://www.marincounty.org/-/media/files/departments/cd/housing/housing-element/2024-2032-he-docs/draft-he/hcd-review/appendixc_marin-county-he-hcd-review-draft-(071922).pdf?la=en)

I pulled out a screen shot of the Novato sites:

County of Marin	Map Sheet	Section	Block	Address	Existing Zoning	Map Zoning	Area (Acres)	Units	Units per Acre	Units per Acre	Units per Acre	Units per Acre	Units per Acre	Units per Acre	Units per Acre	Units per Acre	Units per Acre	Units per Acre
<b>Other - North Marin</b>																		
<b>Vacant Sites</b>																		
<b>Black Center Vacant Plots</b>																		
	125-180-79	97.3	Reduced Hwy. Black Point	AG11AB0	N/A	1	No	0	0	24	24							
	125-180-85	136.5	Reduced Hwy. Black Point	AG11AB0	N/A	20	No	0	0	225	225							
<b>Underutilized Sites</b>																		
Atherton Corridor	143-101-35	1.0	761 Atherton Ave. North Novato	SF3A2-B4	N/A	20	No	0	4	0	4							Existing Use - Rural residential or SF detached built 1936; Building-to-Land Value - 0.52
Atherton Corridor	143-101-37	4.0	777 Atherton Ave. North Novato	SF3A2-B4	N/A	20	No	30	8	0	38							Existing Use - Rural residential or SF detached built 1932; Building-to-Land Value - 0.51
Atherton Corridor	143-101-20	4.8	791 Atherton Ave. North Novato	SF3A2-B4	N/A	20	No	37	13	0	50							Existing Use - Rural residential or SF detached built 1926; Building-to-Land Value - 0.51
Atherton Corridor	143-101-17	5.6	805 Atherton Ave. North Novato	SF3A2-B4	N/A	20	No	42	13	0	55							Existing Use - Rural residential or SF detached built 1936; Building-to-Land Value - 0.51
<b>Black Point/Center Point</b>																		
<b>Vacant Sites</b>																		
<b>Vacant Black Point (Oliver Ave)</b>																		
	143-110-31	95.2	202 Oliver Ave. Black Point	SF3ANP-2	N/A	4	No	0	0	98	98							Existing Use - Vacant; Building-to-Land Value - 0.00
<b>Underutilized Sites</b>																		
Greenpoint Nursery	153-180-24	15.8	273 Oliver Ave. Black Point	AG11ANP-60	N/A	16	No	0	0	53	53							Existing Use - Industrial/Vacant with industry on corner; Building-to-Land Value - 0.00

The draft list of sites for the Housing Element was determined through planning and zoning analyses conducted by County staff and MIG, the County’s selected consultant, utilizing [site criteria](#) determined by the State’s Housing and Community Development Department (HCD).

There have been many changes since the initial Draft Candidate Housing Sites were released in February. At that time, the Atherton Corridor had 516 sites identified, and at my request several sites were removed and the housing density was lowered from 30 units per acre to 20 units per acre in District 5.

While some of the sites in the draft list may not be considered the most ideal, unincorporated Marin has limited options to begin with – and we had to work within the framework and criteria provided by the State. The Regional Housing Needs Allocation (RHNA) set by the Association of Bay Area Governments (ABAG) directed Marin to plan for over 14,000 units in this Housing Element cycle, of which 3,569 units are in unincorporated Marin County. The Board of Supervisors directed staff to appeal Marin’s unincorporated numbers, and the appeal was denied.

Regarding a density bonus, the short answer is - yes a developer could qualify for a density bonus, but exactly what that looks like will depend on a myriad of factors and the specific development proposed. Density bonus is established through state law, not through the County. A development proposal can qualify for a density bonus if it includes a specified percentage of affordable housing units, generally 5%-10%, is a senior housing project, or provides land for affordable housing. The allowable increase or “bonus” depends on the percentage of affordable units a developer is proposing and the level of affordability (e.g. very low, low or moderate income), where more affordability gets a higher bonus. In

addition to the density bonus, a developer may also be entitled to a certain number of “incentives and concessions” such as mixed use development, setback or height modifications, or other measures that result in demonstrable cost reductions. Developers can receive one to four concessions, again based on the levels of affordability. In addition, projects can receive waivers or reductions of any development standards that would hamper development at the proposed density. A project does not have to include density bonus units to receive the concessions, waivers, or parking reductions, they just have to qualify for the density bonus. There are certain conditions under which the requests for waivers etc. can be denied, namely on the basis of public health and safety, environmental harm, etc. A comprehensive guide to density bonus, can be found at: [https://www.meyersnave.com/wp-content/uploads/California-Density-Bonus-Law\\_2021.pdf](https://www.meyersnave.com/wp-content/uploads/California-Density-Bonus-Law_2021.pdf)

The Housing Element requires the County to identify potential sites for housing, and make necessary zoning or land use changes to make development more achievable for housing developers. It does not require property owners to sell their property or build housing on the identified sites. If a developer wants to move forward with a project on a particular site, they will go through a public planning process.

On December 6 at 5pm the Board of Supervisors will hold a [public meeting](#) to review and provide final direction on the Housing Element Site List. The materials for the December 6 meeting are not yet available but will be posted on the [Housing Element webpage](#) on Thursday.

I have not seen the materials for the December 6 meeting or what the final proposed draft sites list will be. There is a BOS Subcommittee (Supervisors Rodoni and Connolly) who are working with staff to finalize those draft materials.

I know this is a complex issue, and I appreciate you taking the time to contact me.

-Judy

JUDY ARNOLD  
COUNTY SUPERVISOR

DISTRICT 5  
415-473-7331

Follow me on Facebook

-----Original Message-----

From: Lisa Helfond <[lisa.usc@comcast.net](mailto:lisa.usc@comcast.net)>  
Sent: Monday, November 21, 2022 3:57 PM  
To: Arnold, Judy <[JArnold@marincounty.org](mailto:JArnold@marincounty.org)>  
Cc: [eric@ericlucan.com](mailto:eric@ericlucan.com); [elucan@novato.org](mailto:elucan@novato.org); Albert, Tanya <[TAlbert@marincounty.org](mailto:TAlbert@marincounty.org)>; Weber, Leslie <[LWeber@marincounty.org](mailto:LWeber@marincounty.org)>  
Subject: Atherton Corridor DEIR

[You don't often get email from [lisa.usc@comcast.net](mailto:lisa.usc@comcast.net). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Ms. Arnold,

I am an original owner of a Rush Creek home off of Atherton in Novato for almost 26 years. I would really appreciate a statement from your office that I may email to my neighbors that states what is currently proposed and most likely to be approved for the Atherton corridor. I have been following along with the community feedback meetings but have lost track of what is currently proposed for our area.

Would the current proposal allow zoning changes for high density housing at 761, 777, 791, and 805 Atherton Avenue? According to the calculations on the 2023-2031 Housing Element report in Appendix C, the proposal shows 147 new housing units within such a short span of Atherton Avenue. Am I understanding this correctly? If so, why is this proposed in one small area along Atherton Avenue? As you are most certainly aware, 150 new housing units would be a huge change to the current country setting.

A neighbor mentioned that a contractor could purchase two adjoining lots and be eligible for a "density bonus"? Is this true

and how would it work?

It would be very helpful to understand what is currently proposed so that our neighborhood may make comments based on the current information from your office. I look forward to your reply. Thank you.

Lisa Helfond

Email Disclaimer: <https://www.marincounty.org/main/disclaimers>

Email Disclaimer: <https://www.marincounty.org/main/disclaimers>

**From:** [Brian Lamoreaux](#)  
**To:** [housingelement](#); BOS  
**Subject:** comments on RHNA assessment for Tomales  
**Date:** Monday, December 5, 2022 10:31:34 AM

---

You don't often get email from [brian.lamoreaux@mac.com](mailto:brian.lamoreaux@mac.com). [Learn why this is important](#)

Hi,

I've lived in Tomales for 12 years and looking at the number of housing units that are proposed here is absolutely abhorrent.

During my 12 years here, I believe there has been only one single new house but (of an existing house structure that was not in use and is now a dwelling) and 1 ADU built. There has been quite a bit of remodeling however. While I think the numbers proposed are way out of line and way too high, there's 2 points I would like to make here:

1. Tomales has been tasked with having a design review board to ensure the character of the town is persevered, since well before my time there, probably since the 1980's and the early days of MALT, etc. All the sudden increasing the town by 50% or whatever the number, makes pointless all the years of this important planning committee and undermines the character of the town. It's not that no new units should be built, it's that we need professional architects and planners to determine what is appropriate for the town and the timescale at which it should be implemented. Increasing by 10% over 7 years seems both supportive of the overall RHNA goals and manageable for the town.
2. In a recent walk around the town and surrounding area, I noticed numerous farm houses that are not in use, boarded up, already in place, just needing a remodel to be made habitable and support family life. Why is this not looked into? This seems like low hanging fruit and should be pursued first before pushing excessive units on a small rural quiet community that is quite far from employment and requires much driving.

thanks,

Brian Lamoreaux  
415-269-3610  
[brian.lamoreaux@mac.com](mailto:brian.lamoreaux@mac.com)

**From:** [Jolly Brown](#)  
**To:** [housingelement](#)  
**Subject:** Comment on Affordable Housing  
**Date:** Monday, December 5, 2022 10:44:51 AM

---

[You don't often get email from jollybrown@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

If the county wants to treat potential renters and buyers with respect they will make sure they are close to mass transit and they should also have purple water lines to the property so that all future landscaping needs come from recycling.

Jolly Brown

Sent from my iPhone

**From:** [anne hadley](#)  
**To:** [housingelement](#)  
**Cc:** [BOS](#)  
**Subject:** Dec 6 meeting agenda item 14 ~ rezoning on Atherton Ave.  
**Date:** Monday, December 5, 2022 12:12:01 PM

---

You don't often get email from k9nkid@verizon.net. [Learn why this is important](#)

### To Whom It May Concern:

This email is in regards to the potential rezoning of 805 Atherton and 791 Atherton. We are homeowner's on a neighboring street.

We feel that this location is not conducive to having 50 or more units located on them for the following reasons:

- 1) The area is rural in nature and high density housing is not in keeping with the neighborhood. The majority of the lots surrounding the proposed properties are minimum of an acre.
- 2) In 2019, the previous land owner attempted to subdivide property into 6 one acre lots (which we supported) and was turned down by the county. The county stated it was a 5 acre minimum.
- 3) In the process of developing the 2019 subdivision plan, an EIR was performed resulting in the front acre and half (closest to Atherton) being designated has wetlands. This wetlands designation limits access to the property to only the currently existing driveway. The current driveway width only allows for access to six residential units per county code.
- 4) Additionally other concerns would be a substantial increase in traffic, and North Marin Water District's lack of water for this type of development.

We are understanding that development needs to occur in the county. However, we feel that 805 and 791 are not conducive to zoning the would allow high density housing. Areas such has the corridor between the former Firemen's fund building and Olampai are better suited for high density development.

Thank You  
Dan and Anne Hadley  
5 Equestrian Ct  
Novato, Ca  
94945

**From:** [JAMIE MACKIE](#)  
**To:** [housingelement](#)  
**Cc:** [Dara Matson](#); [JV van den Brand](#)  
**Subject:** Development on 404 San Francisco Blvd. San Anselmo  
**Date:** Monday, December 5, 2022 1:24:37 PM

---

You don't often get email from mackieisme@hotmail.com. [Learn why this is important](#)

Hello Board of Supervisors,  
APN 177-203-04

I would like to make a comment in advance of the hearing on housing development and safety element sites on December 6th. My comment is directed towards the housing development being proposed at 404 San Francisco Blvd. San Anselmo 94960. Residents living on San Francisco Blvd already have concerns about the speed of traffic on the street. The speed bumps and roundabouts have very little effect on traffic speed. Many cars choose to run over the roundabouts due to the low curb height and the speed bumps are each sectioned in a way to allow vehicles to position their tires to avoid the bumps entirely.

My concerns about the new housing development are both an increase in traffic on the road as well as the speed of the traffic. At this time San Francisco Blvd is home to many families with young children and the street already feels to be an unsafe environment. Older children utilize the street via bike, scooter, and skateboard as their main throughfare to school and the rest of the town. What does San Anselmo plan to do to mitigate the speed of this significant increase in traffic?

An additional concern I have is the impact this new development will have on the wildlife utilizing the adjacent open space. The increased population utilizing the space as well as the construction noise and traffic will negatively impact the area for both wildlife and the human experience of using open space.

Thank you,

Jamie Mackie

115 San Francisco Blvd.  
San Anselmo, CA 94960

**From:** [sarah mccarthy](#)  
**To:** [housingelement](#); [BOS](#)  
**Subject:** Hearing on Housing Elements Sites- Public Comment  
**Date:** Monday, December 5, 2022 1:33:05 PM  
**Attachments:** [Housingemail.docx](#)

---

You don't often get email from mccarthy\_111@yahoo.com. [Learn why this is important](#)

Fellow Supervisors,

Please see the attached email detailing our concerns for the building sites along the Atherton/Olive Corridor.

Thank you,  
Chad and Sarah MacLachlan  
120 Churchill Lane  
Novato, CA. 94945

Thank you for the opportunity to give input on the DEIR and the proposed 3,569 housing units in unincorporated Marin County as part of the RHNA set by the ABAG. We fully support a well thought out affordable housing plan in Marin County. The California Environmental Quality Act (CEQA) clearly states: “CEQA requires public agencies to “look before they leap” and consider the environmental consequences of their discretionary actions, and is intended to inform government decisionmakers and the public about the potential environmental effects of proposed activities and to prevent significant, avoidable environmental damage.” While I respect the work that MIG put into preparing the DEIR, I am in alignment with the Planning Commissioners, our County Supervisors, and the Marin County public that this report has fallen significantly short of a well thought out plan to add affordable housing in Marin County, while still maintaining the beauty and character of our wonderful County and protecting Novato’s open land lots that are home to native wildlife. I do hope that our esteemed Planning Commissioners and County Supervisors will consider select sections of the DEIR when making their decisions, but will also rely more strongly on their support for the aesthetic Marin County landscape and its constituents who live there when making the final decision on building sites. Our family, along with hundreds of other families, specifically chose to live in the Atherton Avenue area of Novato due to its single-family homes on larger lots, with beautiful countryside and abundant natural wildlife. This is such a beautiful part of Novato and Marin County. If done correctly, we have the opportunity to improve and beautify run-down parts of Novato and Marin County with well-built affordable housing units – but high-density housing units should not just be plopped down on any open lot where it clearly does not fit in and would clearly decrease the beauty and character of the surrounding neighborhood instead of improving it. I can assure you that building high-density housing in the countryside of the Atherton Avenue Corridor is clearly out of place, and is fraught with numerous other issues that should not be ignored. I would love to work with the Planning Commission and our County Supervisors to identify sites that fit within this plan. We can turn this State mandate into an opportunity to 1) provide affordable housing in Marin County, 2) beautify run down parts of Marin County, 3) preserve the beauty and charm of single-family country neighborhoods around Novato and Marin County.

**My sincere request to take the Atherton Avenue sites off of the final housing unit sites:**

**Aesthetics:**

As listed on the DEIR. Hundreds of families chose to live and raise children in the Atherton Avenue area of Novato because of the open and rural areas. One of the biggest differentiators in the Novato community compared to other cities in Marin County is the semi-rural feel, larger properties, and less dense housing. Adding hundreds of potential homes along the Atherton Avenue corridor does not fit with this at all. The six identified parcels on the housing element list along the Atherton Avenue Corridor all have something in common...they are bordered or are adjacent to homes of at least 1/2 to 1 acre each. Adding up to 20 units per acre would drastically change the look, feel, and identity of a precious rural area so close to the city itself. There appears to be other considerable locations where these additional units could be built and in doing so, not infringe upon homes and neighborhoods people have chosen to live in for the remote setting.

Table 2-2 from the DEIR:

Significant with no Mitigation Measures

**Table 2-2:  
Summary of Impacts and Recommended Mitigation Measures**

Impacts	Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Significance With Mitigation
<b>AESTHETICS</b>				
<b>Impact 4-1: Effects on Scenic Vistas.</b> [Threshold of Significance (a)]	S	No feasible mitigation is available. This impact would remain <b>significant and unavoidable</b> .	County	SU
<b>Impact 4-2: Impacts on Existing Visual Character and Quality.</b> [Threshold of Significance (c)]	S	No feasible mitigation is available. This impact would remain <b>significant and unavoidable</b> .	County	SU

## 4. AESTHETICS

Environmental Issue Area	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
<b>Aesthetics.</b> <i>Except as provided in Public Resources Code Section 21099, would the project:</i>				
a) <i>Have a substantial adverse effect on a scenic vista?</i>	X			
b) <i>Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?</i>				X
c) <i>In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?</i>	X			
d) <i>Create a new source of substantial light or glare which would adversely affect day or nighttime views in the Project Area?</i>			X	

### 4.3.1 Thresholds of Significance

Based on Appendix G of the State CEQA Guidelines, implementation of the Project would have a significant impact related to aesthetics and visual resources if it would:

- A. Have a substantial adverse effect on a scenic vista;
- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway;
- C. Substantially degrade the existing visual character or quality of public views of the site and its surroundings (public views are those experienced from publicly accessible vantage point); If the project is in an urbanized area and would conflict with applicable zoning and other regulations governing scenic quality; or

**Impact 4-1: Effects on Scenic Vistas.** *[Threshold of Significance (a)]* Potential housing facilitated by the Housing Element Update would include development on vacant sites and also replacing existing developed areas with new development, which could substantially adversely affect a scenic vista due to changes in densities and building heights that could potentially obscure or degrade scenic vistas and substantially adversely affect a scenic vista. This would be a **significant impact**.

**Impact 4-2: Impacts on Existing Visual Character and Quality.** *[Threshold of Significance (c)]* Potential housing facilitated by the Housing Element Update, including development on vacant sites and also replacing existing developed areas with new development, could degrade the existing visual character or quality of public views of the site and its surroundings resulting from densities, building heights, building massing, and other types of exterior building materials and elements that could occur with new development. These effects could degrade the existing visual character or quality of public views of the site, and would be a **significant impact**.

**Mitigation.** No feasible mitigation is available. This impact would remain **significant and unavoidable**.

#### **Safety and Evacuation:**

When Highway 37 recently flooded and traffic was re-routed to Atherton Avenue, Atherton Avenue became a parking lot. It took almost 30 minutes to go a half mile to Highway 101. Evacuations along the two-lane Atherton Avenue would be a disaster. All six sites along Atherton Avenue are listed under the “moderate” or “high” fire danger category. This significantly impacts insurance availability and rates, and will make it much more expensive for residents to live in their homes regardless of income level - but particularly those that are in the lower or moderate income categories. In addition to insurance challenges, evacuation is also a concern. This will be a dangerous and potentially catastrophic event that will only be compounded by extra vehicles. Having the potential of several hundred extra cars trying to evacuate on the two-lane Atherton Avenue will further delay evacuation while also inhibiting fire equipment response. In addition to insurance challenges, evacuation is also a concern.

#### **Ability to build on the Atherton Avenue sites to fulfil the State mandate:**

Deep concerns over the methodology and awareness of each site’s unique terrain. This is where the DEIR really falls short, and this was clearly recognized in the meeting on Nov 16<sup>th</sup>, 2022. For example, one of the candidate sites (805 Atherton Avenue), previously had an application submitted to subdivide

the property into six lots. This application, however, was denied by the planning commission for several reasons. What it does tell me is that the slope calculations that are listed on the current housing element site list are incorrect and also don't recognize that 1.5 acres of the "buildable area" identified, was actually surveyed as wetlands in 2018. Furthermore, both of the Olive Avenue sites also have significant wetlands surrounding them, which make them difficult or impossible to meet the numbers identified in the housing element site list.

**Environmental Impacts:**

During a previous 2018 application to the County to build just SIX units on 805 Atherton Avenue, 1.5 acres of the "buildable area" identified was actually surveyed as wetlands. Furthermore, both of the Olive Avenue sites also have significant wetlands surrounding them, which make them difficult or impossible to meet the numbers identified in the housing element site list. Furthermore, not a week goes by that deer and other wildlife are found dead along Atherton Avenue after being hit by cars driving along Atherton Avenue and the surrounding neighborhoods. The potential damage to wildlife by drastically increasing vehicle traffic along Atherton Avenue and the surrounding streets is no doubt significant, and not something to be taken lightly. This is completely avoidable. The lots listed along Atherton Avenue are also home to a large number of beautiful native wildlife, including a large herd of deer and flock of wild turkeys.

Table 2-2 from the DEIR:

<p><b>Impact 7-2: Impacts on Riparian Habitat, Sensitive Natural Communities, and Wetlands.</b> [Thresholds of Significance (b) and (c)]</p>	<p>S</p>	<p><b>Mitigation Measure 7-2: Best Management Practices for vegetation management in riparian areas, wetlands, and sensitive natural communities.</b> For fire safety implementation projects (e.g., fuel load reduction) of any size where sensitive biological resources may occur, the County and/or contractors shall prepare a Construction Management Plan (CMP) for projects that involve vegetation removal within or in proximity to riparian areas, wetlands, and sensitive natural communities. The CMP shall include Best Management Practices (BMPS) that protect these habitats. The CMPs may include, but are not limited to, the following BMPs:</p>	<p>Project applicants; County</p>	<p>LS</p>
--------------------------------------------------------------------------------------------------------------------------------------------------	----------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------	-----------

		<ul style="list-style-type: none"> <li>▪ Setbacks from riparian areas, wetlands, and other sensitive areas where work should be avoided.</li> <li>▪ Field delineation of sensitive habitats as Environmentally Sensitive Areas to avoid.</li> <li>▪ Identification of sensitive areas where work should be done by hand rather than with heavy machinery</li> <li>▪ Measures to control and prevent the discharge of potential pollutants, including solid wastes, paints, concrete, petroleum products, chemicals, wash water or sediment and non-stormwater discharges to storm drains and water courses.</li> <li>▪ Restrictions on cleaning, fueling, or maintaining vehicles on site, except in a designated area in which run-off is contained and treated.</li> <li>▪ Erosion control measures for wet season work (October 15 through April 15).</li> <li>▪ Measures to store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.</li> <li>▪ Measures to avoid the invasion and/or spread of noxious weeds.</li> </ul>		
--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

		Implementation of this mitigation measure would reduce impacts of the Safety Element Update on riparian habitat, state or federally-protected wetlands, or other sensitive natural communities to a <i>less-than-significant level</i> .		
--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

<p><b>Impact 7-3: Impacts on Wildlife Movement Corridors and Wildlife Nursery Sites.</b> [Threshold of Significance (d)] .</p>	S	<p><b>Mitigation Measure 7-3.1. Revise Definition of the Nesting Season</b></p> <p>Adopted Policy BIO-2.5 in the Natural Systems and Agriculture Element of the 2007 CWP defines the avian nesting season as March 1 through August 1. However, the nesting season in Marin County is generally defined as February 1 through August 31. Unless this policy is amended, future individual development projects resulting from the Housing Element Update have the potential to take active nests of birds protected by the Migratory Bird Treaty Act and California Fish and Game Code. Therefore, the County shall revise this policy as follows:</p> <p><b>Policy BIO-2.5 (revised)</b> Restrict Disturbance in Sensitive Habitat During the Nesting Season. Limit construction and other sources of potential disturbance in sensitive riparian corridors, wetlands, and Baylands to protect bird nesting activities. Disturbance should generally be set back from sensitive habitat during the nesting season from <u>February 1 through August 31</u> to protect bird nesting, rearing, and fledging activities. Preconstruction surveys should be conducted by a qualified professional where development is proposed in sensitive habitat areas during the nesting</p>	County	LS
------------------------------------------------------------------------------------------------------------------------------------	---	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------	----

		<p>season, and appropriate restrictions should be defined to protect nests in active use and ensure that any young have fledged before construction proceeds.</p> <p><b>Mitigation Measure 7-3.2 Bird-Safe Design.</b>  The County shall establish design standards for new construction and redevelopment projects to implement bird-safe features to prevent or reduce avian collision risks with glass windows. Consistent with the American Bird Conservancy recommendations, the County shall specify thresholds when standards would apply, such as site location relative to avian habitat and amount of contiguous glass proposed on building facades. If projects meet or exceed the thresholds, the County shall require application of bird-safe design features including, but not limited to, window treatments, glass treatments, and landscaping and lighting modifications. The County or project applicants shall obtain a qualified biologist, with experience in avian ecology, to evaluate proposed building plans and bird-safe design features, where applicable. If the proposed bird-safe design does not sufficiently address collision risks, the biologist shall provide additional bird-safe design recommendations that shall be incorporated.</p>		
--	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

		<p><b>Mitigation Measure 7-3.3. Implement Protective Buffers During Vegetation Management.</b></p> <p>To protect wildlife movement corridors and wildlife nursery sites from removal, degradation, or substantial long-term disturbance, the County shall minimize vegetation management activities to the greatest extent feasible and implement protective buffers, or specify vegetation management and removal methods to protect wildlife movement corridors and avoid disturbance of wildlife nursery sites.</p> <p>With implementation of Mitigation Measures 7-3.1, 7-3.2, and 7-3.3, impacts of the Housing and Safety Element Update would be <i>less than significant</i>.</p>		
--	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

**Atherton Avenue Lots are not near public transportation and not near supermarkets and amenities:**

Due to the more remote location of the Atherton Avenue sites, individual transportation by the hundreds of families would be required. The Atherton Avenue sites are not within walking distance of public transportation, food markets, or eating amenities.

Table 2-2 from the DEIR:

Significant with no Mitigation Measures

<p><b>Impact 15-1: Substantial Permanent Increases in Traffic Noise Levels.</b> [Threshold of Significance (a)] The implementation of the proposed Project could result in a substantial permanent increase in noise levels. This would be a <i>potentially significant impact</i>.</p>	S	<p><b>Mitigation Measure 15-1.</b> Reduce VMT from New Residential Development. Implement Mitigation Measure 18-4 (Transportation).</p> <p><b>Mitigation Measure 18-4.</b> Residential development projects shall be required to achieve a VMT significance threshold of 15 percent below the regional average residential VMT per capita. The methodologies and screening parameters used to determine VMT significance shall be consistent with the guidance provided in the <i>Technical Advisory on Evaluating Transportation Impacts in CEQA</i>,</p>	Project applicants; County	SU
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------	----

Impacts	Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Significance With Mitigation
		<p>OPR, 2018 (or subsequent updates), or future VMT policies adopted by the County of Marin, provided that such policies have been shown through evidence to support the legislative intent of SB 743. Output from the TAMDM travel demand model shall be the source of the regional VMT per capita performance metric used to establish the significance threshold and shall be used in residential development project VMT assessments. For individual residential development projects that do not achieve VMT significance thresholds, applicants shall submit documentation that demonstrates how the necessary VMT per capita reductions will be achieved, relying on available research and evidence to support findings. VMT reduction techniques will vary depending on the location of each development site and the availability of nearby transportation services though utilization of TDM strategies will play a major role in most cases. Following are TDM and other strategies that may be applied; additional measures beyond those provided in this list may be allowed if supported by evidence.</p> <ul style="list-style-type: none"> <li>▪ Subsidize resident transit passes</li> <li>▪ Provide or participate in established ride-matching program(s)</li> </ul>		

Impacts	Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Significance With Mitigation
		<ul style="list-style-type: none"> <li>▪ Provide information, educational, and marketing resources for residents and visitors managed by a TDM Coordinator</li> <li>▪ Complete bus stop improvements or on-site mobility hubs</li> <li>▪ Construct off-site pedestrian and/or bicycle network improvements, particularly those that fill gaps and/or connect the project and surrounding neighborhood to transit</li> <li>▪ Reduce parking supply at affordable or senior projects and projects that are well-served by transit</li> <li>▪ Unbundle parking costs (sell or lease parking separately from the housing unit) where appropriate on-street management is present</li> <li>▪ Provide or participate in car-sharing, bike sharing, or scooter sharing program(s)</li> <li>▪ Contribute to future VMT mitigation fee programs, banks, or exchanges as they become available.</li> </ul> <p>Even with implementation of this mitigation measure, this impact would remain <b>significant and unavoidable</b>.</p>		

**Significant Impact of Providing Utilities with no Mitigation:**

All six sites are listed in a chart titled “*Housing Site Removed from Utility Service Providers*” (Table 22-2/Page 22-32 of the DEIR) because of an “**Inability to Serve the Proposed Project.**” In other words, the water district has responded saying they can’t provide water to these sites without impacting their ability to provide water with a sufficient reserve for the entire community during dry years. It would also necessitate significant infrastructure upgrades even if they did have enough water. With ever increasing and severe droughts, the biggest and most important commodity will be water. Adding hundreds of new homes will put a further strain on an already precarious water supply that is heavily reliant on out-of-county water sources to provide basic needs for the service area. The sites along Atherton Avenue and Olive Avenue would also have significant challenges to connecting to the sewer system, especially since the fire station just down the road (to the best of my current knowledge) still hasn’t been able to connect to the sanitary sewer and, like all homes in the area, relies on a septic system. **The NMWD has already said they cannot provide water to these sites along Atherton and if forced to do so, the only way is to build a 35ft high by 35 ft wide water tower in the area to provide water. This is only for sites 791 and 805. There will have to be more towers built for other sites.**

Impacts	Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Significance With Mitigation
<p><b>Impact 19-2b: Project and Cumulative Water Supply Impacts: North Marin Water District and Marin Municipal Water District.</b>                      [Threshold of Significance (b)] Parts of the unincorporated County are served by North Marin Water District (NMWD), the majority of whose supplies are dependent upon water purchased from Sonoma County Water Agency and piped into the County. Other parts of the unincorporated County are served by Marin Municipal Water District (MMWD), the majority of whose supplies are dependent upon water stored in Marin County reservoirs. When these Districts have access to full annual water entitlements and full reservoir capacity, they are able to accommodate population growth as indicated in their “2020 Urban Water Management Plan for North Marin Water District” and “MMWD Water Resources Plan 2040.”</p> <p>However, due to drought impacts in Sonoma County, NMWD is not able to receive its full annual entitlement from Sonoma County Water Agency and has adopted an ordinance imposing moratoriums on new connections in order to work within its restricted supply. Additionally, until recently MMWD had imposed restrictions on</p>	S	No feasible mitigation is available. This impact would remain <i>significant and unavoidable</i> .	Project applicants; County; NMWD; MMWD	SU

connections for irrigation for new development due to water shortages in its reservoirs as a result of multiple years of less than average rainfall. MMWD's restriction on irrigation connections was lifted in 2022 because large storm events in the winter of 2021-2022 filled the reservoirs. Because there is uncertainty in the future about the amount of water that would be available for the Districts to supply to customers during the current, ongoing drought, and the Districts are in the early stages of seeking alternate water sources, possible multiple new connections proposed in the Project and cumulative (Project and Districts' commitments outside of the Project) scenarios could result in demands in excess of available supply during dry and multiple dry years, which would be a <i>potentially significant impact</i> .				
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--	--	--

<b>Impact 19-2c: Project and Cumulative Water Supply Impacts: Individual Water Supply Systems.</b> [Threshold of Significance (b)] Parts of the unincorporated County are outside of community service and water district service areas, and developed parcels need to rely on private, individual water supply systems with water obtained from wells and local streams. The Project includes sites which will need to rely on individual water systems. State and local requirements for small water systems will help ensure that the number of units in a development do not exceed the capacity of new or existing wells to supply water. System capacity will be based on the water supply	S	No feasible mitigation is available. This impact would remain <i>significant and unavoidable</i> .	County; project applicants	SU
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---	----------------------------------------------------------------------------------------------------	----------------------------	----

investigations required for individual developments at the time they are proposed. Under drought conditions, groundwater can decrease to levels below the supply needed to sustain development. This could result in demands in excess of available supply during normal, dry, and multiple dry years, which would be a <i>potentially significant impact</i> .				
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--	--	--

<b>Impact 19-3a: Wastewater Treatment Capacity Impacts: Community Service Districts Providing Sewage Treatment.</b> [Threshold of Significance (c)] Parts of the unincorporated County are served by small community service districts that are in need of infrastructure upgrades and expansion in order to collect and treat wastewater from new development. Possible multiple new connections discharging an increased amount of waste to existing infrastructure and facilities could exceed the system's capacity for conveyance and treatment, which would be a <i>potentially significant impact</i> .	S	No feasible mitigation is available. This impact would remain <i>significant and unavoidable</i> .	County; community service districts	SU
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---	----------------------------------------------------------------------------------------------------	-------------------------------------	----

<b>Impact 19-3b: Wastewater Treatment Capacity Impacts: Sanitary Districts.</b> [Threshold of Significance (c)] Parts of the unincorporated County are served by large sewer	S	No feasible mitigation is available. This impact would remain <i>significant and unavoidable</i> .	County; project applicants; sewer districts	SU
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---	----------------------------------------------------------------------------------------------------	---------------------------------------------	----

<p>districts, some for which future treatment capacity is unknown and which may need infrastructure upgrades and expansion in order to collect and treat wastewater from the Project. Possible multiple new connections discharging an increased amount of wastewater to existing infrastructure and facilities could exceed the system's capacity for conveyance and treatment, which would be a <i>potentially significant impact</i>.</p>				
<p><b>Impact 19-3c: Wastewater Treatment Capacity Impacts Outside of Sanitary Districts and Community Service Districts Providing Sewage Treatment.</b> [Threshold of Significance (c)] Parts of the unincorporated County are outside of sanitary district service areas and community service districts providing wastewater treatment. These areas rely on individual septic systems to treat wastewater on developed parcels. The potential for an individual septic system to have capacity to serve a development's demand depends on the specific soil conditions and existence of natural and built features within the parcel proposed for development. Until site-specific investigations are completed, uncertainty exists on any given parcel regarding the capacity of the existing soil to treat wastewater from a proposed development. Due to this uncertainty in the ability of the parcel to serve a development's wastewater treatment needs, this would be a <i>potentially significant impact</i>.</p>	S	No feasible mitigation is available. This impact would remain <i>significant and unavoidable</i> .	County; project applicants	SU

**In regards to the Larkspur Alternative Plan, please consider strongly opposing this plan, as it will then add an additional 62 sites to the Atherton/Olive corridor. If the Buck Institute site can be reconsidered as two 10 acre parcels rather than one 20 acre parcel, this would provide more available building sites. With that being said, if the decision is made to allow the San Quentin home sites to be counted toward the city of Larkspur rather than unincorporated Marin, why then can't some of the new building sites in Novato be counted toward unincorporated Marin, alleviating the need to build on the Atherton/Olive corridor? This cannot be done for one area of Marin and not the other.**

Chad and Sarah MacLachlan

Novato, CA

(707) 761-7333

**From:** [Riley Hurd](#)  
**To:** [housingelement](#)  
**Cc:** [Thomas, Leelee](#)  
**Subject:** RE: Sites list  
**Date:** Saturday, December 3, 2022 2:50:51 PM

---

Also, looks like North Knoll goes to 33 units on attachments 2 and 3? I don't see it on the changed circumstances list so not sure why it changes on attachment 2?

Riley F. Hurd III, Esq.  
RAGGHIANI | FREITAS LLP  
1101 5th Avenue, Suite 100  
San Rafael, CA 94901  
Tel: 415.453.9433 ext. 126  
Fax: 415.453.8269  
Email: [rhurd@rflawllp.com](mailto:rhurd@rflawllp.com)  
Website: <http://www.rflawllp.com/>

---

**From:** Riley Hurd  
**Sent:** Saturday, December 3, 2022 10:29 AM  
**To:** housingelement <[housingelement@marincounty.org](mailto:housingelement@marincounty.org)>  
**Cc:** 'Thomas, Leelee' <[lthomas@marincounty.org](mailto:lthomas@marincounty.org)>  
**Subject:** Sites list

Hi,

Just a quick note that we really need the sits list to have addresses and APNs for every site. It is very tough to use without them. Thanks!

[https://marin.granicus.com/MetaViewer.php?view\\_id=33&event\\_id=3133&meta\\_id=1232579](https://marin.granicus.com/MetaViewer.php?view_id=33&event_id=3133&meta_id=1232579)

Riley F. Hurd III, Esq.  
RAGGHIANI | FREITAS LLP  
1101 5th Avenue, Suite 100  
San Rafael, CA 94901  
Tel: 415.453.9433 ext. 126  
Fax: 415.453.8269  
Email: [rhurd@rflawllp.com](mailto:rhurd@rflawllp.com)  
Website: <http://www.rflawllp.com/>

**From:** [Charles Ziegler](#)  
**To:** [BOS](#); [housingelement](#)  
**Subject:** local officials need to control new housing.  
**Date:** Monday, December 5, 2022 1:42:33 PM

---

Some people who received this message don't often get email from [chasziegler.33@gmail.com](mailto:chasziegler.33@gmail.com). [Learn why this is important](#)

To whom it may concern and to the board of supervisors,

I am writing to voice dismayed concern at the direction of and by the construction - development lobbying efforts to control localities and development agendas. The "BuildersRemedy" (Bay Area News Group) article covered Nov 28th in the IJ is a nightmare for anyone interested in preservation of what is remaining of conservation, environmental policies, water use, traffic, fire patterns, health and the integrity of our community, and to look out more than a few years for immediate gratification and profits. We all know many, many people that have left the state for these same and sane reasons. When locals are helpless to halt any construction and development, then we have indeed reached a sad place. West Marin was preserved because 75 years ago a courageous woman had the vision and understanding to go to Washington up against all men, and preserve what had already been all divided and drawn out by the developers (construction companies) - marinas, subdivision, asphalt and short short term profits. None wanted to look out 50 years and more. Yosemite as you all know was already in the process of construction with developers and multiple hotels before it was saved. Look at the entire state and now decide that Marin can take more development? Is that the local decision making or again is that P?L making decisions to the detriment of generationS going forward. We know the answer, Everyone knows the answer as it is the same around the world which is why Marin County is special. Just imagine the vision of FLWright's civic center and understand that it was built by the taxpayers for local citizens.

Last thing; State audit found the methodology flawed for housing need assessment numbers and now that isn;t being discussed ? "Up for Growth" is a lobbying effort. Please stand up for the citizens and taxpayers of this county now and 50 years from now. Any city or county can join the lawsuit as a co-plaintiff. I am asking you to consider this action. I personally can name ten companies that are in the business of buying neighborhoods and housing to gain and grab from our challenging predicament with resources.

Sincerely,

Charles Ziegler

--

Charles Ziegler  
Mill Valley, Ca 94941

cell : (415) 342-0752

**From:** [Debra Turner](#)  
**To:** [housingelement](#); [BOS](#)  
**Cc:** [Stephanie Moulton-Peters](#)  
**Subject:** December 6 Hearing on Housing  
**Date:** Monday, December 5, 2022 2:06:45 PM  
**Attachments:** [Screen Shot 2022-12-05 at 10.09.50 AM.png](#)  
[December 5.pdf](#)  
[December 5.docx](#)

---

Some people who received this message don't often get email from [dtdesign@earthlink.net](mailto:dtdesign@earthlink.net). [Learn why this is important](#)

## ITEM 1: 825 Drake Avenue, Marin City

As Marin City residents, we would like to go on record as in opposition to the planned development at 825 Drake Avenue.

Our objections are based on the following facts:

- 1) Marin County population density already is highest in Marin City (see below).
- 2) Marin County has said that housing element goals include preservation of the value of existing housing. The 5-story 825 Drake project would destroy views of existing senior housing.
- 3) The infrastructure of Marin City has been neglected for decades, reflected in flooding, drainage issues and questionable air and water quality, along with noise pollution.
- 4) With only one way in and out of Marin City — increasingly subject to flooding and under growing threat of wild fire, the County is shockingly willing to disregard the safety of Marin City residents.
- 5) With 74 units planned for 825 Drake and only 24 parking spaces, the approval of 825 Drake is further evidence of Marin County's disregard for Marin City residents. The planned project is across from Rocky Graham Park, the only public park in Marin City. Many public events occur there. It is a playground and a performance place. Parking is scarce. To add to the traffic on Drake Avenue, thereby endangering the lives of children, is unconscionable.
- 6) To consider the bus service in Marin City a "transit hub" which can serve as a suitable means for commuting, shows a further disregard for Marin City residents. For example, the 20-minute drive (non-rush-hour) from Marin City to the Marin County Civic Center turns into an hour bus ride.

We urge you to remove from RHNA – or reconsider with Marin City input – the planned development at 825 Drake Avenue.

Respectfully,

Marilyn Mackel  
26 Burgess Court

Debra Turner  
304 Donahue

Bettie Hodges  
9098 Cambridge Circle

Marin City

Marin City

Vallejo

Terrie Harris-Green

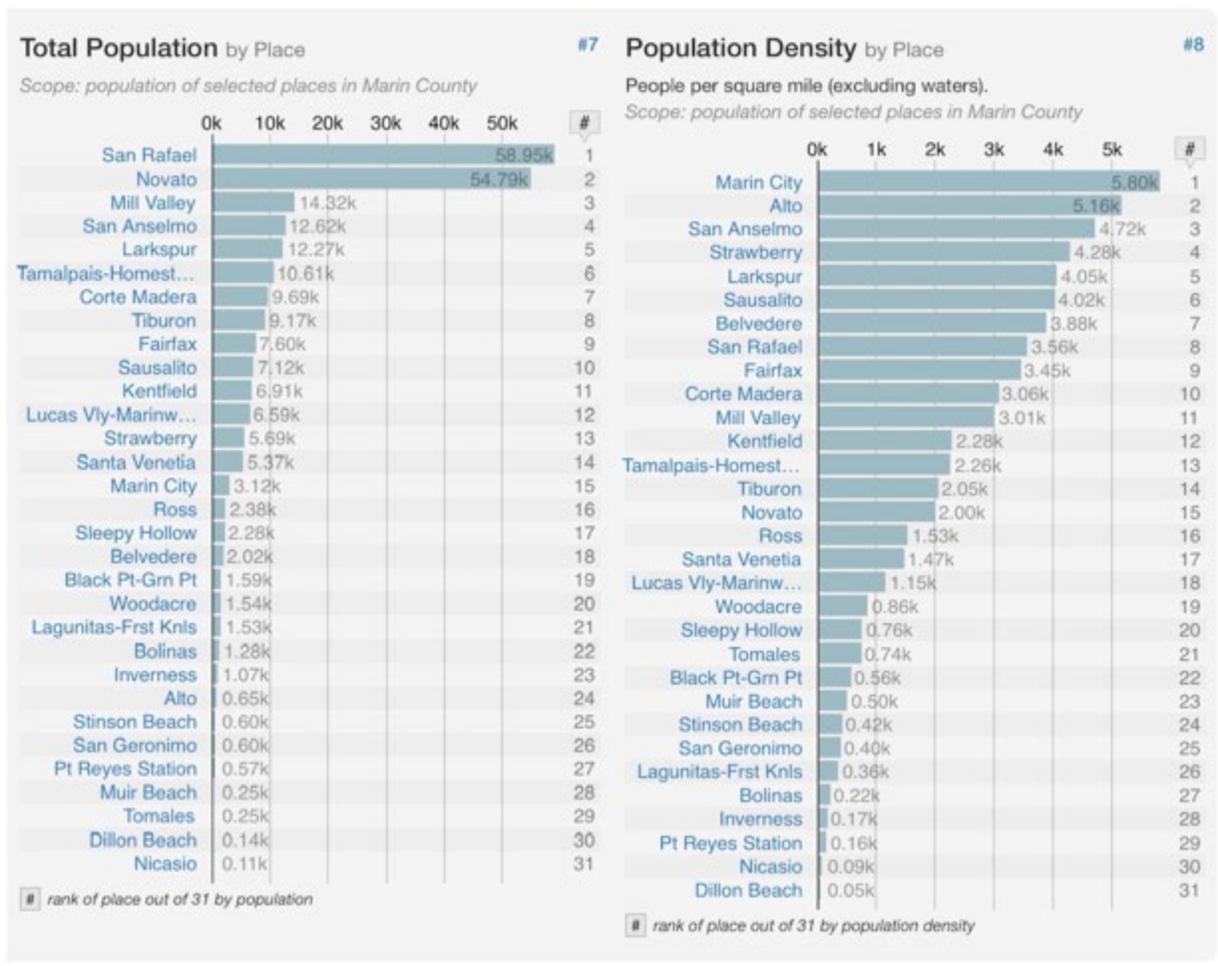
Mickey Allison

24 Buckelew Street

45 Issaquah Dock

Marin City

Sausalito



**From:** [Pam Ross](#)  
**To:** [housingelement](#)  
**Subject:** State Housing Mandate  
**Date:** Monday, December 5, 2022 2:17:06 PM

---

You don't often get email from fross898@comcast.net. [Learn why this is important](#)

I'm aware that all of the objections to this project have already been enumerated: the disruptions, the strain on existing infrastructure, the increased demand on a limited water supply in the midst of an unprecedented and historic drought; the list goes on and on. I'm also aware that the current residents can be accused of elitism and NIMBYism for any objections that they may have to this seemingly senseless state mandated new housing requirement. I nonetheless need to go on record as objecting to both this development, and the state mandate generally. I'm curious: by what process was this mandate created, and what pressures were brought to bear, and by whom? Which developers are going to be enriched, which contractors awarded the jobs of building these thousands of housing units? Shouldn't such a momentous decision that will irreparably alter the quality of so many communities, both in this county and statewide, be subject to the input of those whose lives will be affected? The history of the West is the story of real estate speculation; isn't this mandate just the latest chapter?

Sincerely,

Fred Ross  
San Anselmo

**From:** [Bradley Haas](#)  
**To:** [housingelement](#)  
**Subject:** Housing Site list Feedback  
**Date:** Monday, December 5, 2022 2:17:36 PM

---

[You don't often get email from [bradleyjhaas@gmail.com](mailto:bradleyjhaas@gmail.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hello,

I wanted to provide input on the current proposed site list. For the Oat Hill project, I would be in favor of the county keeping all the sites since it is currently unincorporated land, or the 25%/75% split. Granting a 50/50 split will have significant increased impacts on other sites on the list.

Additionally, I would strongly propose that the Atherton sites be removed from the housing site list and moved to the Buck Center property. This is a far better site for access, community impact, proximity to transportation and also combines new infrastructure (water pipelines and storage tanks) into a single project rather than several scattered projects which would further impact the semi-rural community along Atherton Avenue. Adding additional sites (including low income sites) seems very doable since lower income sites were already added in attachment 2 of the current board packet.

Thank you,  
Bradley Haas  
140 Churchill Ln. Novato

**From:** [PEGGY NICHOLSON](#)  
**To:** [housingelement](#); [BOS](#)  
**Subject:** 177-203-04 404 San Francisco Blvd  
**Date:** Monday, December 5, 2022 2:48:36 PM

---

You don't often get email from pnicholson9@comcast.net. [Learn why this is important](#)

**177-203-04 404 San Francisco Blvd**

177-203-0374 Sacramento Ave

177-203-0960 Sacramento Ave

To All Concerned:

the plans for the above listed sites - all on the same property - should not, under any circumstances, be carried out. your desire to ruin the lives of so many life forms - humans, flora, fauna - in one blow under the lie of 'affordable housing' and the aegis of an agenda 21 (under which many unethical beings have gathered along with their minions) is egregious and unnatural beyond description.

humans

we have people in their sixties, seventies and eighties here. some have been here for over forty years. most will have nowhere to go. our rents have been somewhat below market and the previous owner, sorokin, was a kind, generous landlord. rents in marin have gone up exponentially since we moved here and the deposits for apartments or cottages are frequently \$5000 and up. i paid only \$1200 to move in here, i cannot pay such a cost to relocate. i don't have the funds to have my furniture etc moved and i have no one to help me. i am not alone in such a dilemma. no one wants to live in your government tenement housing.

people move to such places as 404 because of the beauty, the quiet and nature. we are surrounded by, at least for the moment, what is left of the open space here. it's a tiny community within the larger community, a unique living situation and possibly the last of its kind in marin. there has been a very long waiting-list for residence here, including professionals.

the flora and fauna

you may have no idea of how vital the soil and trees are on this planet. we cannot live without the animals, living soils and plants though they can live without us. the number of animals who live and breed here is great. the does raise their fawns here and are actually able to sit down and rest while they watch their babies play, in relative safety. no streets back here and everyone here treasures the precious wildlife which includes turkeys, quail, rabbits, squirrels, foxes et al. there is a seasonal creek in the field here. there was a time when developers had to steer clear of water. conveniently enough, the creek

hasn't run for a few years because of the geoengineered drought. so now the property is fair game for questionable politicians and greedy developers.

you are not demonstrating representative government. you have chosen not to represent the people who live here . these people are your employers. you are their paid administrators and you do not seem to appreciate this. you are behaving more like dictators than employees. you instead opt to uphold the unwholesome, not voted for and not wanted agenda of a foreign treaty. i have to wonder whether you all were elected or selected - as people who are willing to sell out friends, family and neighbors and lay waste to our beautiful county.

laws were recently changed to reflect the new normal housing laws that are more dictatorial than representative and do not reflect american values or the constitution and the people do not consent - nor did they have any say in the matter. it was done to us not with us. that is not how things are done in this country.

understand that it is not a given that the great reset will become the law of the land. untoward deeds can go on only so long before the scales tip sharply in the other direction. the plans that the globalists think have been fulfilled have not been. there are, irreversibly and incalculably so, way too many people who treasure life, liberty and the pursuit of happiness, who will not walk the same path as you because they prefer to live in the light of freedom. compassion, empathy and kindness are qualities that cannot be exterminated completely. they flare up like bonfires, especially when they are sorely needed. you cannot keep people down.

california has the tragic distinction of being the first u.s. failed state and the first banana republic. we do not consent.

why do you continue on your current trajectory? something that you have failed, it seems, to take into account is that you have, by enforcing a law that should not have been passed or even written, dissing the laws that were already on the books, possibly the constitution and by your disregard for the needs and will of the people of this county, inadvertently created a population of humans beings who have, through being beset, lost their sense of fear and defeat. that too is beautiful to behold. and these people are your families, friends and neighbors. how do you walk away from that? i have compassion for all of you. while i do not agree with or consent to your ways, i have never failed to love you - and i would just as quickly stand up for you in defense of you noble rights as i have for my own.

blessings and good luck to us all

peggy nicholson

404 san francisco blvd #17

san anselmo

**From:** [Donna Clavaud](#)  
**To:** [BOS; housingelement](#)  
**Subject:** Candidate Housing Sites: Tomales  
**Date:** Monday, December 5, 2022 2:49:31 PM

---

Some people who received this message don't often get email from donna.clavaud@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors and Housing Element Planning Staff.

We appreciate the opportunity to comment on the proposed candidate housing sites for Tomales in West Marin. The Board of Directors of the Tomales Village Community Services District sent a comment letter in the Spring with our concerns for the 118 proposed housing sites to be included in the Marin Housing Element for the 2023-2030 cycle. As we stated then, we do not have the infrastructure capacity to more than double our current service capacity. The recent EIR confirmed this fact, yet it seems the sites remain on the candidate housing list.

Please consider the following technical and operational constraints on wastewater collection and treatment capacity that exist:

1. Yearly average water flows projected in our current LAFCO wastewater service boundary suggest we have capacity to pump 43,000 gallons per day. However, these figures do not reflect wet weather spikes, which in 2020 rose to 100,000 gallons per day.
2. TVCSD will necessarily face the need for additional and larger collection pipes to reach our sewer plant from many of the targeted sites.
3. Pond storage would have to be expanded to accommodate spikes in wet weather inflows to process the additional wastewater.
4. TVCSD does not currently have sufficient acreage for spray irrigation of treated wastewater in order to keep treatment ponds at safe levels.
5. A dramatic increase in housing units would add to the load of wastewater into the system and would require larger pumps and meters to treat the wastewater.
6. TVCSD currently has part time contracts for operation and management. We would require a more extensive contract to manage a larger system.
7. Our current part time General Manager position would also need to be expanded.
8. A major growth plan for Tomales that recommends doubling our housing stock and more than doubling service outreach would more than max out our service capacity in even the simplest of terms. Such growth would tend to also stimulate the need for more businesses and services, all requiring wastewater service.

All of these factors need to be factored into carrying capacity determinations.

9. Major housing growth will increase sewer service rates for all our stakeholders, and particularly our major partner, Shoreline Unified School District, who pays one third of all our annual expenses.

Does the County, State or Federal government have the funds and capability to perform detailed feasibility studies to determine such projected growth impacts on critical infrastructure for the Tomales community? Who pays to expand our sewer system for such mandated housing growth? Why doesn't the EIR recommend solutions to mitigate this lack of infrastructure capacity? Does the TVCSD have the authority to deny a proposed development project that it cannot serve? How can a Housing Element be implemented successfully if inappropriate sites and locations are identified to fulfill state mandated numbers for housing?

Thank you in advance for your serious reconsideration.

Sincerely,  
Donna Clavaud  
Board President  
Tomales Village Community Services District  
PO Box 303  
Tomales, CA 94971

**From:** [Ken](#)  
**To:** [BOS](#); [housingelement](#)  
**Subject:** Housing Element update  
**Date:** Monday, December 5, 2022 2:54:04 PM

---

Supervisors and Staff,

Thank you for this opportunity to comment on the latest MIG consultant/staff update of the Housing Element Site List.

The Point Reyes Station Village Association reaffirms its support of the County's goal to increase affordable housing and continues its involvement in planning efforts to realize this outcome in Point Reyes Station.

We have some concerns related to the latest Housing Element Site List (Attachment 2). Specifically, staff's estimate of the waste water systems' carrying capacities within the Point Reyes Station planning area. In addition to the Coast Guard Rehabilitation/Conversion site of 50 units which is currently in process, MIG/staff has designated 106 more units for Point Reyes Station. Considering the local high groundwater levels, clay soil content and other factors, there is ample evidence to conclude that 106 units exceeds the environmentally safe limit for the area.

The issues of traffic, parking, trash, water availability, architectural character and so on, which would be raised by drastically increasing the number of units in rural Point Reyes Station remain as well.

Thank you,  
Ken Levin  
Point Reyes Station Village Association

**From:** [Jason van den Brand](#)  
**To:** [BOS](#); [housingelement](#)  
**Subject:** Comment for APN: 177-203-04 on Dec 7th, 2022  
**Date:** Monday, December 5, 2022 3:01:36 PM

---

Some people who received this message don't often get email from [jvandenbrand@gmail.com](mailto:jvandenbrand@gmail.com). [Learn why this is important](#)

RE: APN 177-203-04, Comment for Dec 6th, 2022 5pm, Board of Supervisors Hearing on Housing Element Sites

Dear Board of Supervisors,

I am writing today to add comments to the agenda for the December 6, 2022 hearing on housing development and safety element sites, specifically the proposed project at 404 San Francisco Blvd., in San Anselmo. I have two major concern surrounding this project:

1. **Egress Safety.** In the event of an evacuation, given that San Francisco Blvd is listed as a secondary evacuation route in Marin's Ross Valley North planning guide, and San Francisco Blvd is a one-way-in, one-way-out neighborhood, has there been enough focus and research completed to validate that this additional proposed housing and population density at the end of San Francisco Blvd abutted against Open Space is safe from a Fire or Evacuation Egress standpoint? In other words, in the event of a fire, has it been deemed safe for people to safely evacuate to the primary evacuation routes?
2. **Traffic and Speed Safety.** In the event this plan is approved and more residents live at the very end of the street, has there been enough studies to provide for traffic and speed control? There were roundabouts put in to curb speed in 2019 and the resounding feeling of the neighbors that live on San Francisco Blvd is that speed has not reduced. There is a worry that additional residents will only serve to add a higher quantity of vehicles on the street, leading to a percentage of that speed, further endangering families and pedestrians that use this thoroughfare daily. Should the county and/or town consider fixing the core problem of unchecked speed on the street before adding additional units?

Thank you,

Jason van den Brand  
112 San Francisco Blvd.  
San Anselmo, CA 94960  
(415) 215-7165

**From:** [Linda Levey](#)  
**To:** [BOS](#); [PlanningCommission](#); [housingelement](#); [safetyelement](#)  
**Cc:** [SVNA Email](#); [Connolly, Damon](#); [Goncalves, Gustavo](#); [Sackett, Mary](#)  
**Subject:** Tuesday December 6th Meeting: Board of Supervisors Hearing on Housing Element Sites - Comment Email  
**Date:** Monday, December 5, 2022 3:17:03 PM

---

Hello Marin County Board of Supervisors, Marin County Planning Commission, and Marin County Housing Element and Safety Element Staff: For the Tuesday December 6<sup>th</sup> Board of Supervisors Hearing on Housing Element Sites.

I will reiterate the comments I made at previous meetings and in previous comment letters...

I've lived in SV for over 30 years. I've served on the Santa Venetia Neighborhood Association Board of Directors for almost 30 years.

Through our neighborhood association, The Santa Venetia Neighborhood Association (SVNA), we try to get the word out so that our residents are aware of upcoming projects and opportunity to comment. We've heard from Santa Venetia residents that they want to protect our quality of life. We are already concerned about the constant fire danger, flooding, Sea Level Rise, ingress and egress, and unsafe evacuation routes. Climate change is a huge concern for us and, as well, we have run out of water in Marin County and are under strict mandates. So I, as well as many of our Marin County neighbors, can't understand how adding more and more housing units will help.

I was glad to see the original number of units slated for SV has been, yet again, reduced, but still the current numbers of units proposed (if I added right) are an increase of over 10% of the 1,700-1,800 units we currently have, at last count. It's lower than before, but still a very shocking number of additional units for us. I grew up in San Rafael. I hate what they've done to the City and have been constantly disappointed with the building choices and what they have given up. I don't want to see that happening in Santa Venetia – more congestion and loss of our green spaces.

And as you well know, it's not just the units specific to SV that will affect us in our everyday lives. We have to consider the cumulative effects of the building to the north, south, and west – we are not an island.

If I am reading the updated housing list correctly, there are a total of 84 units slated between 170 and 220 North San Pedro Road and another 50 units slated at Old Gallinas School, at 251 North San Pedro Road. That's now 134 units within a couple of blocks on our already hugely congested street, and our only road in and out of Santa Venetia.

Most of these units (121) are slated as "lower income" while 13 are

"moderate" and 47 are "above-moderate". I tend to wonder if only the 47 units will be pursued and how that will be reflected and implemented, not only in Santa Venetia, but in all of Marin. We had requested in earlier communications that all housing be slated as low-income as that is the need for Marin County – more affordable housing, not just more housing – but were told that was not possible in this Housing Element. So again I wonder if the "lower income" homes will even be pursued. Because as we all know, although affordable housing sounds great on paper, we never seem to get that promise fulfilled. I've followed projects in San Rafael and for almost every project, the promise is a huge amount of housing with a small portion designated affordable and then after the project passes through the hurdles, the affordable-housing number is adjusted... always downward. I remember previously rules were passed to keep up with the demand of affordable housing, but the goalposts seem to constantly change and that number is lowered. What is the promise that won't happen with this process?

McPhail's School and Oxford Valley (Outnumbered) are slated with 33 and 4 (changed from 28) units of "above moderate" housing. One site, McPhail's is underwater much of the year and the other, Oxford Valley, is a beautiful, mostly undeveloped site. As well, 5 units on Bayhills, at the top of the road, an unbuilt property with no services that I know of? I'm not sure who these units would benefit except the developer. Do we really need to continue to add "above moderate income" units to an area that is already struggling with our infrastructure and issues with emergency evacuation routes?

Also, I heard them say at the 2/15/22 meeting, they were giving schools and churches more flexibility by allowing them to build on parking lots? Are the 84 total units slated for the JCC, Church, and Rodef Shalom to be built on their parking lots? If that is the case, where will people park? The lots at the JCC and Rodef Shalom are typically full and overflowing already. They've already lowered the parking needed for new building in our communities. We already have overblown congestion, car-to-car parking along the road, and lots of red curbs. The idea of reducing parking requirements for new units AND building on parking previously required is frightening.

And finally, I realize this mandate for housing comes from the state. I believe we (my neighbors) are all on the same page when I ask that you push-back further against these mandates. These are not only unrealistic for Santa Venetia but for all of Marin, the wonderful county I grew up in. I realize there is a movement afoot to sue regarding these mandates and I would like to add my name to the people requesting that Marin County join that suit.

Thank you again for your ongoing attention to my comments, Linda Levey, SVNA Treasurer and Board Member, CSA #18 (Parks) Chair

Linda Levey, Treasurer  
Santa Venetia Neighborhood Association  
P.O. Box 4047 · San Rafael · CA · 94913-4047  
phone: 415.499.3411 · fax: 415.795.4680  
email: [linda@santavenetia.org](mailto:linda@santavenetia.org) · [www.thesvna.org](http://www.thesvna.org)

**From:** [Terri Leker](#)  
**To:** [BOS; housingelement](#)  
**Cc:** [Terri Leker](#)  
**Subject:** Tuesday December 6th Meeting: Board of Supervisors Hearing on Housing Element Sites  
**Date:** Monday, December 5, 2022 3:25:47 PM

---

To the Marin County Board of Supervisors and Marin County Planning Commission,

My husband and I are longtime residents of Santa Venetia in unincorporated Marin County, and members of the Santa Venetia Neighborhood Association (SVNA). We are writing today with comments to the Draft Housing Element (DHE). Thank you once again for your sustained effort throughout this process and for your 7/9/21 appeal on behalf of unincorporated Marin County. As you wrote then, our county lacks “Availability of land suitable for urban development or for conversion to residential use.”

This most recent iteration of the DHE is an improvement in the sense that fewer homes are slated for Santa Venetia, yet our neighborhood, which is at grave risk of fire and flooding, is still overburdened. Our infrastructure simply cannot support upward of 800 new neighbors. We rely on a single route in and out of the neighborhood, North San Pedro; our street, Bayhills Drive, has only a secondary route to North San Pedro.

As we have stated previously, this process, along with SBs 9/10/35 is a gross overreach to overturn local autonomy and planning decisions and is in direct opposition to the wishes of most Marin residents. The state’s rush to development is a one-way gate to an ecological disaster, and perhaps the worst part is that it will ultimately accomplish very little in terms of housing the homeless or providing workforce housing.

Thank you once again for your efforts.

Sincerely,

Terri Leker and Mark Wallace  
10 Bayhills Drive  
San Rafael, CA 94903

**From:** [SVNA](#)  
**To:** [BOS](#); [PlanningCommission](#); [housingelement](#); [safetyelement](#)  
**Cc:** [Connolly, Damon](#); [Goncalves, Gustavo](#); [Sackett, Mary](#); [LINDA LEVEY](#); "CATHERINE LAGARDE"; "DENNIS BORTOLI"; "GARY ROBARDS"; "GINA TUOSTO HAGEN"; "JOHN DENIGRIS"; "MARK WALLACE"; "RODERICK CASTRO"; "TERRI LEKER"; "MARY HANLEY"  
**Subject:** Tuesday December 6th Meeting: Board of Supervisors Hearing on Housing Element Sites - Comment Letter  
**Date:** Monday, December 5, 2022 3:28:26 PM  
**Attachments:** [2022.12.05-SVNA Letter Re Housing Element.pdf](#)

---

Attached please find our comment letter for the Tuesday December 6<sup>th</sup> Meeting: Board of Supervisors Hearing on Housing Element Sites.

Thank you for the opportunity to comment.

cc: SVNA Board and Land Use Committee, District 1 Supervisor's Office and Staff

Santa Venetia Neighborhood Association  
P.O. Box 4047 · San Rafael · CA · 94913-4047  
phone: 415.499.3411 · fax: 415.795.4680  
email: [SVNA@santavenetia.org](mailto:SVNA@santavenetia.org) · [www.thesvna.org](http://www.thesvna.org)



## **Santa Venetia Neighborhood Association**

---

P.O. Box 4047 · San Rafael · CA · 94913-4047

December 5, 2022

Marin County Board of Supervisors  
County of Marin, Community Development Agency, Planning Division  
3501 Civic Center Drive, Suite 308  
San Rafael, CA 94903-4157

Attention: Marin County Board of Supervisors [BOS@marincounty.org](mailto:BOS@marincounty.org)  
Attention: Housing Element County Staff: [housingelement@marincounty.org](mailto:housingelement@marincounty.org)

Re: Tuesday December 6th Meeting: Board of Supervisors Hearing on Housing  
Element Sites

The Santa Venetia Neighborhood Association (SVNA) is an organization representing the interests of 1,700 – 1,800 households (4,474 residents per the 2019 census figures) who live in Santa Venetia. As an organization, we are dedicated to the enhancement and preservation of the character and quality of life of the Santa Venetia neighborhood. We do our best to represent our community and have an established reputation to be a voice for proper development. And in accordance with our mission statement, we, the Board Members of the SVNA, feel compelled to comment on the Draft Housing Element (DHE), which identifies sites for 205 additional housing units in Santa Venetia. While we are pleased that the number has decreased throughout the process, we believe this number still places a disproportionate burden on Santa Venetia.

We take issue with the placement, density, and number of selected sites, and with the methodology used to identify potential sites on the grounds that the proposed development would endanger public safety. As we have mentioned in previous letters, the state's housing mandate is utterly siloed from the worsening reality of global warming and climate change, (the existence of which was recognized both in the Countywide Plan and by the Marin County Civil Grand Jury) which has led to catastrophic weather events such as fires and flooding. The upland parts of Santa Venetia not directly threatened by flooding are part of the Wildland Urban Interface (WUI) and are subject to year-round fire danger. Like all of Marin, we are constrained by drought, and our water supply comes from tanks that are sited in the WUI. We are actively working to protect our homes; parts of Santa Venetia are now Firesafe Marin neighborhoods.

**SVNA@santavenetia.org ~ www.thesvna.org**

# **Santa Venetia Neighborhood Association**

Road access to Santa Venetia is highly constricted; we have daily traffic congestion that affects both egress and ingress. The remaining undeveloped parts of Santa Venetia include unstable hillsides that have led to multiple landslides onto our roadway. The DHE directly suggests that our personal safety, including safety from climate events, fire, and safe water supply, is secondary to the objective of housing growth. If these 205 units are built, there is no plan to improve our overburdened infrastructure (including North San Pedro Road, our only route in and out of the neighborhood) or mandate safe evacuation routes.

This push for development is couched as filling a need for “affordable” housing, but there is no language in the Senate bills that requires, once built, these units to be occupied by workforce housing or lower income residents. The majority of housing will be at market rate, and the building process will override local control, limit public input and community planning, and in some cases remove any environmental oversight. Most Santa Venetians and Marin residents remain unaware of this RHNA cycle’s lasting repercussions. To the extent that neighbors are familiar with the DHE they believe it will create much needed workforce housing. When they find out how few affordable units will be produced, the deliberate lack of CEQA oversight, and the penalties incurred for not meeting the mandates, they are stunned. Many incorrectly blame the city and county leaders who are merely the public face of poorly written legislation.

With regard to public outreach, we would like to call attention to In August 2020 County of Marin Draft Survey Summary Report on Objective Design and Development Standards, which was discussed at the September 27, 2022 meeting. The description of the Survey Methodology states:

In order to reach the greatest number and broadest cross section of individuals, the consultant team administered an online survey via SurveyMonkey, a popular online platform. The survey was posted or “active” for 111 days, starting in April 2020 through July 24th, 2020. LWC provided links to the survey for the jurisdictions to post on websites, Facebook pages and distribute via flyers, handouts, emails, and other methods. The survey generated 541 responses from residents, property owners, business owners and operators, special interest groups, County and City staff, elected officials, and civic leaders. Project goals are to address individual preferences while leveraging similarities such as physical conditions, development patterns, community character, and common regulatory contexts among the jurisdictions.” (31-32)

In a county of nearly 260,000 residents, the survey generated a total of **541** responses, which represents 0.21% of our total 2020 population. According to the “Respondent Profile” no results were recorded from residents of Santa Venetia (or greater San Rafael, our county seat, with a population of more than 61,000). The survey began in April 2020, at the beginning of a global pandemic, when most residents could not be attentive to the outreach described, or to notifications from SurveyMonkey (which is notorious for their emails going directly to spam). Any recorded data should have been discarded and the project paused; moving forward disregarded the importance of true community engagement in a divisive process. We would like to point out that the flawed

# **Santa Venetia Neighborhood Association**

survey results ignore the high numbers of essential workers and first responders who reside in San Rafael.

Many sites currently considered developable should require stringent environmental review. For example, the McPhail's site, located in a wetland surrounding a shuttered elementary school, is designated for 33 units of above moderate housing. Significant fill of wetlands would be required to build there. This is not the definition of "infill" housing — it is simply "filling in" bay wetlands, which we know from experience does not work. The proposed development is in a flood zone with grossly inadequate levies; forecasts (performed by the County) show that sea level rise will worsen conditions even before construction is complete. Another location, 70 Oxford, is the site of known shell mounds; this lot is designated for four "above moderate income" units, even though the County determined in 2020 that a CEQA Initial Study would be required for any development on this land. We also ask for clarification on the precise location of the five units located at 50 Bayhills Drive, and that they be considered cumulatively in light of any additional development further up Bayhills Drive.

We must also acknowledge the cumulative impact of such massive development. For example, we need to analyze the repercussions to Santa Venetia (before adding a single new unit) from the upcoming Northgate development, which will add nearly 1,500 units.

Marin County deserves answers to multiple legitimate areas of concern. It is indisputable that the June 2022 Draft Safety Element and DHE are in conflict with one another, and it is unclear how, or if, that conflict will be resolved. We are particularly concerned by the lack of accountability for improving infrastructure throughout Marin or how water would be provided to thousands of new residents in a time of epic drought.

We wish to restate that reaching compliance with the RHNA mandates is dependent upon multiple unstable factors, including a reliable supply chain for the countless building materials — lumber, concrete, metal, cinder blocks, drywall, glass, etc. — required to construct this amount of housing. The amount of water necessary to produce the essential concrete and cinder blocks alone is staggering, nor do we appear to have a labor force to build thousands of new housing units. And, since this massive development push will take place simultaneously throughout the state, we will be competing for resources. Regardless of our efforts, we will most certainly be penalized for not meeting our quotas, which is to the benefit of the developers who will then proceed without environmental review.

Key findings of the "Preparation of the Housing Element Update" clearly state the limitations on infrastructure:

- Limited infrastructure capacity to support more housing development.
- Insufficient clean water and septic infrastructure.
- Insufficient evacuation capacity and ingress/egress for emergency vehicles.
- Insufficient infrastructure for pedestrians and bicyclists.

# **Santa Venetia Neighborhood Association**

In response to these comments, this Housing Element introduces programs to expand and preserve the County's affordable housing inventory, to create a diverse range of housing choices, and to mitigate infrastructure constraints. (p. 4 DHE) These limitations are not actually addressed in the Safety Element— they are merely mentioned as areas requiring further study. SB 9 and other recent legislation driving the Housing Element deliberately place the onus on local governments to somehow protect communities from multiple proven (and seemingly insoluble) risks such as wildfire, flooding, and landslides.

The maps used in the Draft Safety Element demonstrate the great risk to Santa Venetia from liquefaction, seismic shaking amplification, historic flooding and sea level rise, and fire. Any one of these risk factors will severely impact emergency evacuation on North San Pedro Road, the sole route in and out of Santa Venetia.

For example:

Map 2-9, (Seismic Shaking Amplification Hazards) shows that parts of Santa Venetia are on or adjacent to "Soil Type E (200 m/sec > Vs). The strongest amplification of shaking is expected for this soil type. Soil type E includes water-saturated mud and artificial fill."

Map 2-11 (Liquefaction Susceptibility Hazards) shows that our neighborhood is directly adjacent to areas of "very high" level of liquification susceptibility.

Map 2-12 (Landslide Hazards) does not accurately portray the landslide risk on Crestview, Sunny Oaks, Bayhills Drive and surrounding streets.

We are concerned by the language regarding flooding, which reads: "Development in flood hazard areas in the County is not restricted, but rather municipal code requirements and other regulations consider existing and projected flood zones and extents when reviewing the design and adaptation measures of proposed development." (p. 9)

Map 2-13 (Flood Hazard Areas) directly follows, which demonstrates the severe flooding risk our community faces. This risk is exacerbated by our inadequate and aging levies.

We also noted the section on wildfire:

Fire hazard severity zones (FHSZ) are CAL FIRE-designated areas of significant fire hazard that influence how people construct buildings and protect property to reduce risk associated with wildland fires. A CAL FIRE countywide assessment of wildland fire threat revealed that approximately 82 percent of the total land area of the County is ranked as having moderate to very high fire hazard severity zone ratings. (p. 11)

# **Santa Venetia Neighborhood Association**

Page 5 of 10

December 5, 2022

Map 2-15 (Fire Hazard Severity Zones) is dated August 15, 2021 but cites CALFIRE 2007 as its source. We again ask that you clarify this discrepancy.

Map 2-19 (Sea Level Rise) projects near-term (2040-2050) sea level rise of - 50 cm (1.6 ft) in Santa Venetia, which is the highest risk category.

The Disaster Preparedness, Response, and Recovery section states:

The MWPA is conducting an Evacuation Ingress-Egress Risk Assessment to create a rating system of roads, presenting a visual risk assessment of the County's roadways at various levels of aggregation (geographic areas, evacuation zones, or other). In addition to the software platform, a report will also present an initial list of risk factors for improvement by area, by risk category, and by responsible agency. (p. 20)

We see that this assessment is in progress; we ask that it reflect Santa Venetia's undeniable status as one of Marin County's most vulnerable areas. We urge you not to exploit our neighborhood for development and exacerbate existing risks

Figure 2-24 Goal EHS-5. Safety from Wildfire, Program Implementation Table states that funding for fire evacuation safety "may require grant funding or additional revenue." (p. 56). We once again ask for the status of such funding.

Models in the Marin Community Wildfire Protection Plan (CWPP) show our vulnerability to extreme Diablo winds and rate of spread:

<https://www.arcgis.com/apps/MapJournal/index.html?appid=6b55c55b3f7d41fe980ef5e65ae881a6>

The following screenshots show that Santa Venetia, particularly Bayhills and Sunny Oaks, are in the most extreme category for each.

A Story Map  
Marin Community Wildfire Protection Plan (CWPP) 2020 Update  
Composite Map - Extreme Diablo Wind Conditions Modeling Scenario

Using GIS data processing techniques, the structure density, flame length, and rate of spread maps were merged to identify areas that have very high structure density, flame lengths, and rate of spread. The map to the right shows the composite map for the extreme Diablo wind conditions scenario; dark red and red show areas of very high to high population density, flame length, and rate of spread. Again, note that under the extreme Diablo wind conditions scenario, much more of the county area is located in these very high to high condition areas compared to the average and peak fire conditions scenarios shown in the maps above.

Peak Fire Conditions Composite Map and Fire Service Areas

The results of the county-level hazard assessment for the

LEGEND  
StoryMap\_DiabloWindCon  
Extreme - Diablo Wind Conditions Composite Map  
Flame Length Above 11 ft, Rate of Spread Above 60 ft/min, & Building Density Above 50 Structures/40 Acres  
Flame Length Above 4 & Under 11 ft, Rate of Spread Above 20 & Under 60 ft/min, & Building Density Above 1

OVERVIEW MAP

Esri Community Maps Contributors, County of M...  
POWERED BY esri

A Story Map  
Marin Community Wildfire Protection Plan (CWPP) 2020 Update  
Rate of Spread - Peak Fire Conditions Modeling Scenario

The rate of spread model output for the Peak Fire Conditions scenario is shown on the map to the right; dark red and red show areas that are likely to exhibit more extreme fire behavior and faster rates of spread.

Composite Map - Peak Fire Conditions Modeling Scenario

Using GIS data processing techniques, the structure density, flame length, and rate of spread maps were merged to identify areas that have very high structure

LEGEND

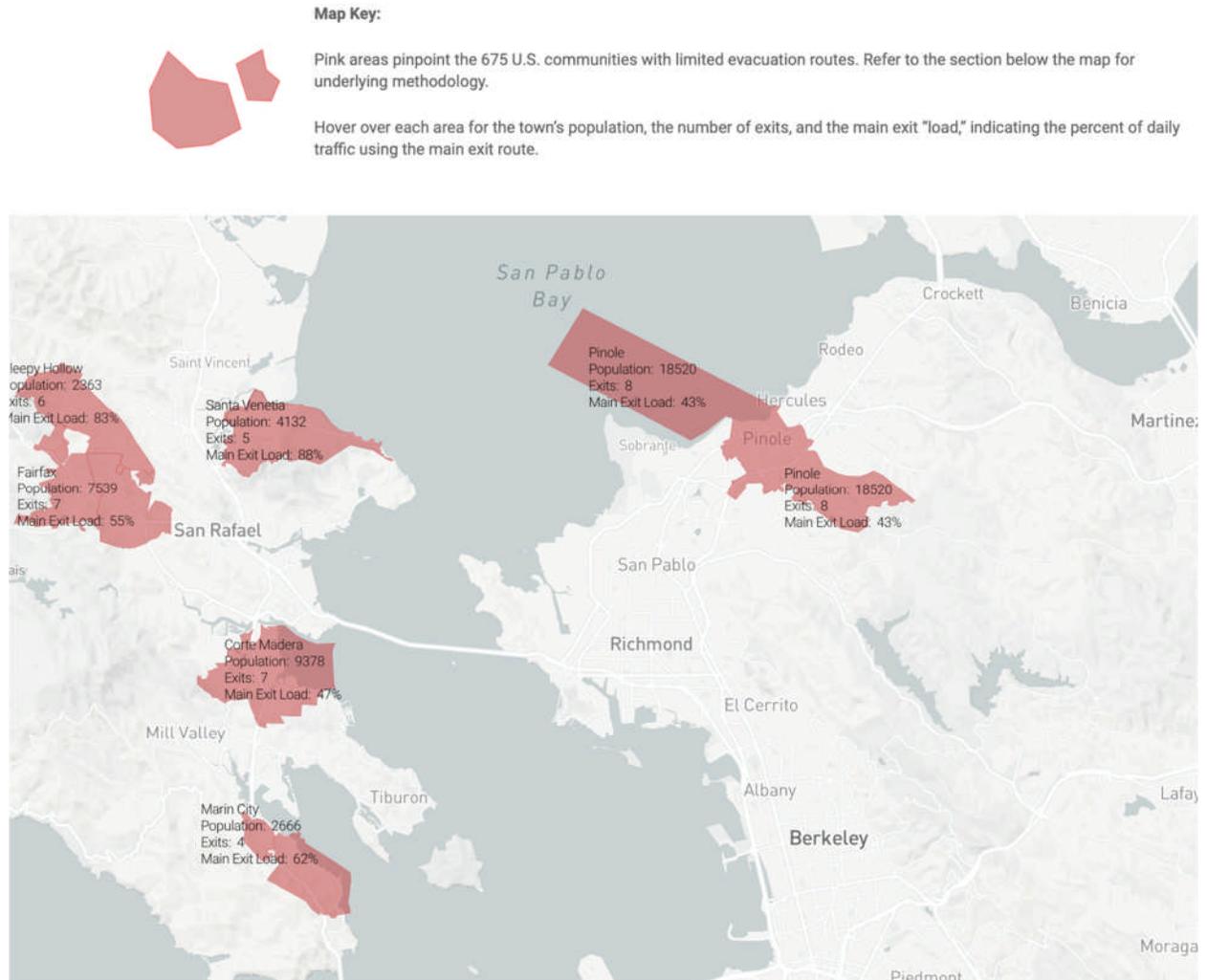
OVERVIEW MAP

Esri Community Maps Contributors, County of M...  
POWERED BY esri

# Santa Venetia Neighborhood Association

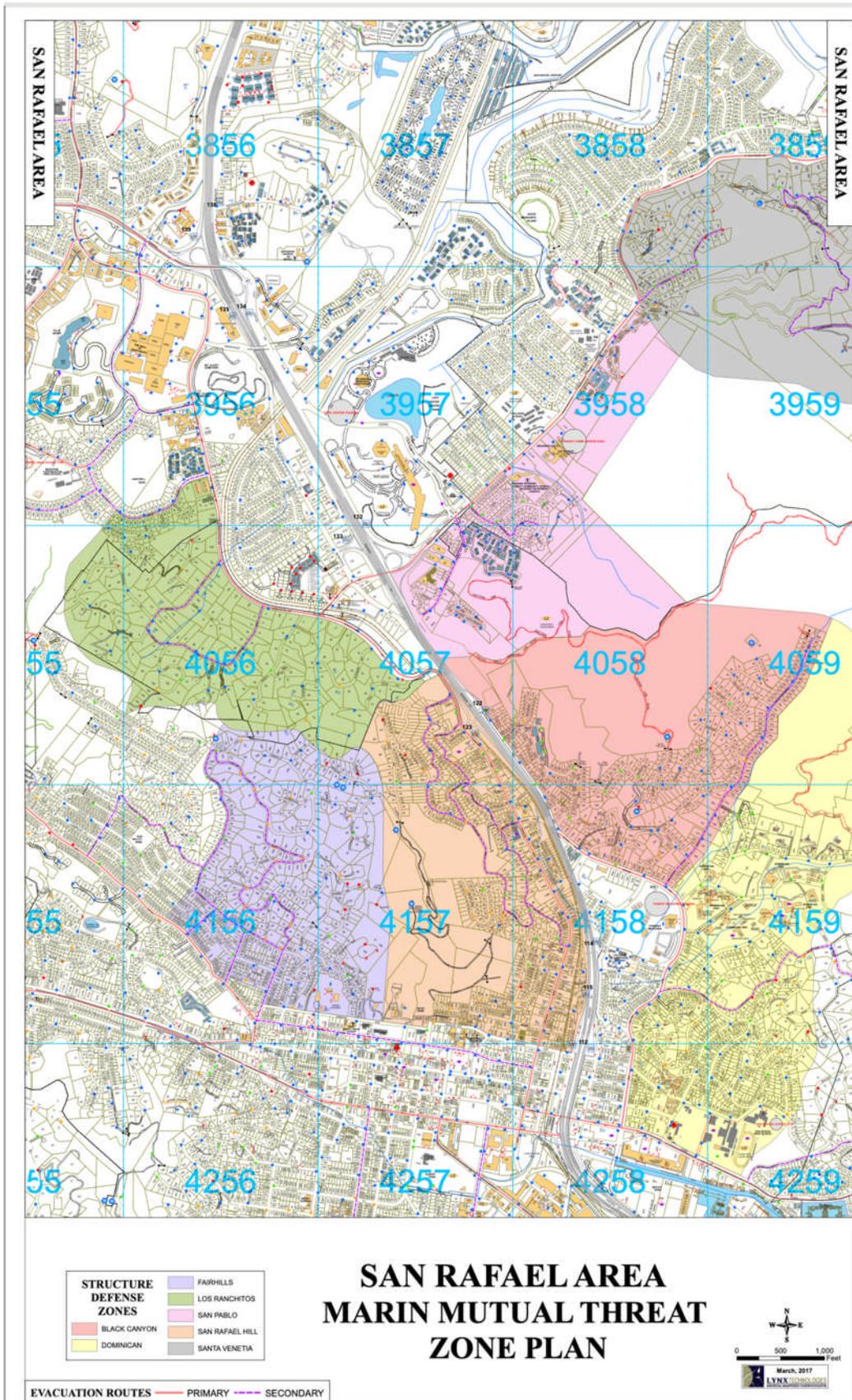
As well, we would like to point out the safety and evacuation data from Streetlight Data, cited in the Marin Community Wildfire Protection Plan, which states that Santa Venetia is one of 675 U.S. communities with limited evacuation routes.

<https://www.streetlightdata.com/limited-emergency-evacuation-routes-map>



Santa Venetia is not well-represented on the “San Rafael Area Marin Mutual Threat Zone Plan,” but if you look closely you can see that all of Bayhills Drive, Sunny Oaks, and every small “paper” road such as Glen Drive have only **secondary** evacuation routes to North San Pedro, which is the primary (and only) evacuation route for all of Santa Venetia, which has a current population of approximately 1800 residents. As well, we have an ancillary population of several hundred schoolchildren, numerous visitors to the JCC complex, China Camp State Park, and service workers entering the neighborhood. We are not aware of another community with such severe challenges to both egress and ingress and ask once again that these be considered in light of any potential new development.

# Santa Venetia Neighborhood Association



# **Santa Venetia Neighborhood Association**

Meeting the state housing mandates require that we override our excellent Countywide Plan and Santa Ventia Community Plan, which were developed over many years with significant expert and community input. As we stated in past letters, we urge you to leave the CWP and zoning intact, as any proposed changes subvert their intended purpose: to safeguard our natural resources and enable sustainable communities by addressing the climate change crisis. As well, changes to the CWP render the SVNA and other essential Community Plans obsolete and create a one-way gate to dense overdevelopment that undermines the safety of all Marin residents.

HCD's October 17, 2022 comments on the DHE stated that revisions were necessary in order to reach compliance with State mandates. That letter was summarized, as were staff responses in the 10/22/2022 *Marin IJ* article, State requests changes in Marin housing mandate plan:

(Planning Commission Chair Don) Dickenson said he was disappointed that the state's letter didn't go into any detail regarding particular housing sites that it considers problematic. "That is what I was hoping we'd get from the state, a review of our list of sites," he said.

(Marin County planner Leelee) Thomas said the state lacks the local knowledge to do that sort of review. Instead, the letter directs the county to provide more information and analysis to demonstrate the feasibility of developing housing, particularly affordable housing, on various categories of sites.

HCD offers no expert advice to resolve the issues they identify, nor have they set foot on the land in question, yet state officials continue to insist that a solution exists. The care that went into creating Marin County's DHE, including copious and thorough data, should satisfy the state, particularly because it is unclear what further information they seek. Such revisions also seem wholly incompatible with protecting our most at-risk residents. To cite from the DHE:

## Local Trends

The unincorporated County's population with a disability is similar to that of the County and Bay Area. According to 2019 ACS data, approximately 9.2 percent of the unincorporated County's population has a disability of some kind, compared to 9.1 percent and 9.6 percent of Marin County and the Bay Area's population. Table D- 9 shows the rates at which different disabilities are present among residents of unincorporated Marin County and its community areas. Among the unincorporated County communities, the Valley, Marinwood/Lucas Valley, Santa Venetia/Los Ranchitos, and Marin City have a higher proportion of persons with a disability than the unincorporated County. However, across all communities, ambulatory difficulties are the most prominent. (C-36)

Persons with developmental disabilities\* also have specific housing needs and the increased risk of housing insecurity after an aging parent or family member is no longer able to care for them. The total number of persons served in

# **Santa Venetia Neighborhood Association**

Page 10 of 10

December 5, 2022

unincorporated County communities cannot be estimated because the Department of Developmental Services does not give exact number of consumers when fewer than 11 persons are served (Table II- 38). However, based on the September 2020 Quarterly Consumer Reports, the communities of Marinwood/Lucas Valley, Santa Venetia/Los Ranchitos, and Black-Point Greenpoint have the greater population of persons with developmental disabilities. Figure D- 7 shows this concentration of persons with disabilities in Central Coastal West Marin, the Valley, Lucas Valley, and Marin City. About 10 to 20 percent of the population in these census tracts have a disability. (D-37)

Santa Venetia has, by far, the highest percentage of disabled residents across all seven disability types. Nearly ten percent of residents are defined as having “an independent living difficulty,” which puts them at greater evacuation risk during any type of emergency, even before considering our overburdened one-lane exit route, North San Pedro Road. Yet, Santa Venetia is slated for a disproportionate number of new homes. Has SB 812 been considered in their siting and density? The state’s determination to build — regardless of consequence — puts every resident at risk, particularly our most vulnerable neighbors. The DHE also states that the population in unincorporated Marin County/Marin County has steadily decreased since 2016, with the sharpest drop (2.6%) in 2021. During this period, risks from climate change have greatly increased, in the form of drought, catastrophic fire, and flooding.

Moving forward with the DHE is an undeniable environmental disaster which devalues and endangers the lives of Marin residents. Our community has been viewed as a map of parcels with assigned monetary value, without any sense of Marin County’s extreme ecological vulnerability and its unsuitability to dense development. Long term, there is no escaping the perils of sea level rise, extraordinary weather events, an increase in invasive species, plant borne disease like Sudden Oak Death, and myriad other environmental issues.

Once again, we wish to thank County Staff, especially our Supervisors and Planners, for their partnership throughout this fraught process. Thank you for fighting for Santa Venetia and the rest of unincorporated Marin County.

As we have in our past letters, we will close by paraphrasing one of our SVNA members, who stated: “The County’s first responsibility is for the health and safety of the existing residents of our neighborhood.” We ask that you once again consider your constituents, and fight for our safety.

These are just a few of the concerns that we have. The SVNA always encourages our members to send comment letters as well, citing their concerns about community issues. Please include those concerns as concerns of the SVNA.

Thank you, SVNA Board of Directors and Land Use Committee

cc: Damon Connolly, District 1 Supervisor, Mary Sackett, District 1 Aide, and Gustavo Gonçalves, District 1 Aide

**From:** [Thomas, Leelee](#)  
**To:** [housingelement](#)  
**Subject:** FW: 2 Jeannette Prandi Way  
**Date:** Monday, December 5, 2022 3:29:28 PM  
**Attachments:** [Screen Shot 2022-11-14 at 11.55.35 AM.png](#)  
[Screen Shot 2022-11-12 at 12.41.24 PM.png](#)

---

**From:** Robert Flagg <[krflagg@gmail.com](mailto:krflagg@gmail.com)>  
**Sent:** Tuesday, November 15, 2022 9:48:09 AM  
**To:** Connolly, Damon <[DConnolly@marincounty.org](mailto:DConnolly@marincounty.org)>; Sackett, Mary <[MSackett@marincounty.org](mailto:MSackett@marincounty.org)>; [krice@marincounty.or](mailto:krice@marincounty.or) <[krice@marincounty.or](mailto:krice@marincounty.or)>; [smpeters@marin.or](mailto:smpeters@marin.or) <[smpeters@marin.or](mailto:smpeters@marin.or)>; [drodoni@marincounty.or](mailto:drodoni@marincounty.or) <[drodoni@marincounty.or](mailto:drodoni@marincounty.or)>; [jarnold@marincounty.or](mailto:jarnold@marincounty.or) <[jarnold@marincounty.or](mailto:jarnold@marincounty.or)>; [envplanning@marincounty.or](mailto:envplanning@marincounty.or) <[envplanning@marincounty.or](mailto:envplanning@marincounty.or)>  
**Subject:** 2 Jeannette Prandi Way

Hello Supervisors, Mary Sackett, Att.Rachel Reid,

I want to share my concerns regarding the proposed building site at 2 J. Prandi Way before the meeting on Wednesday.

Regarding 2 J Prandi Way. Address correction needed on EIR.  
Current Draft EIR Marin County Housing Element Table 3-3  
Proposed Project Sites: #5 Marin County Juvenile Hall, 2 Jeannette Prandi Way, APN 164-640-01  
33 acres density allowance 30 per acre total 80 units

Correct addresses are as follows:

Jeannette Prandi Children's Center and County Training Room are at 2 J. Prandi Way. Juvenile Services Center is at 4 J. Prandi Way, and 6 J. Prandi Way is a storage building.

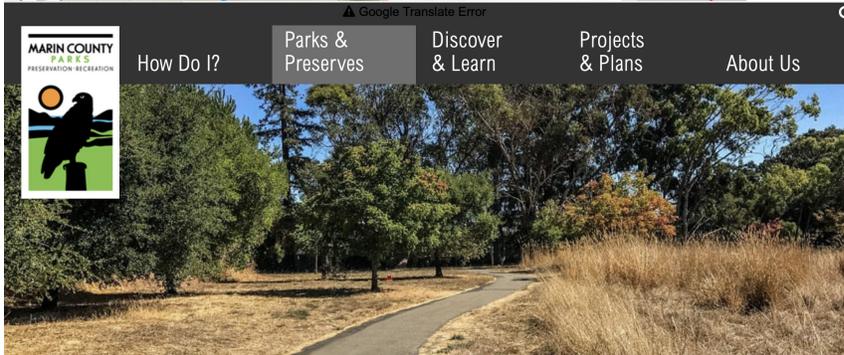
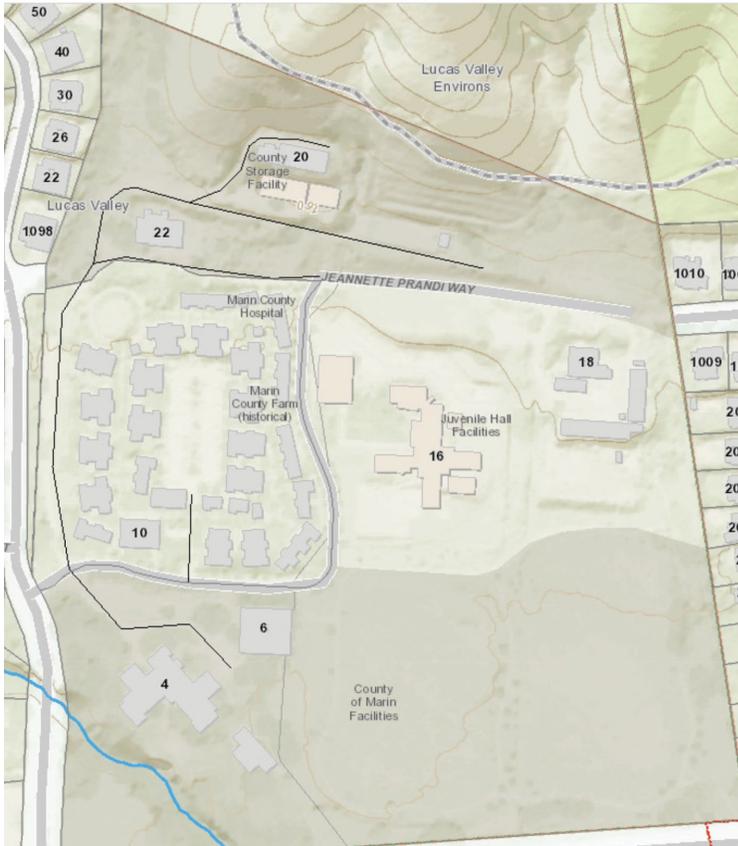
The address of the Juvenile Hall is 16 J. Prandi Way and is 2.5 miles from Hwy 101. I was under the impression that the proposed housing sites should not be located more than 2 miles from Hwy 101. The difference between 2 J. Prandi Way and 16 J. Prandi Way is that it is .3 of a mile further from the fwy.

I am hoping that the figure 8 walking path part of Lucas Valley Park will remain as is. This park was established in 1994 and is approx. 7 acres—county ordinance no. 3193. The residents at Rotary Valley Senior Village use this path often, as it is the only level walking area for them. They are not able to walk in the surrounding hills because many of the residents are elderly and some have to use walkers. The park and walking path is also used by the residents of upper and lower Lucas Valley for daily exercise and to walk their dogs.

In the proposed development for 80 low income housing units at 2 or 16 Jeannette Prandi Way, it is my understanding that if a developer builds 50% or more low income housing units they may make a request to HCD for a greater density than 30 units per acre if eligible for a density bonus under "Density Bonus Law." This would make the project much larger and could also happen if Marin County's Housing Element becomes "non-compliant" with HCD and "Builders Remedy" could be used to create the same outcome.

HCD will look at the county's permit data annually making sure we are compliant with our Housing Element. It seems to me that Marin county could become non-compliant very easily if some of the proposed privately owned housing sites for unincorporated Marin become non-viable during the next RHNA cycle starting in January 2023.

Sincerely,  
Robert Flagg RVSV 10 Jeannette Prandi Way Lucas Valley 415 456-8289



# LUCAS VALLEY PARK

[OVERVIEW](#)   [DIRECTIONS](#)   [RULES](#)

An easy access neighborhood park near Lucas Valley's open spaces.

## Rangers Recommend

- A level asphalt path provides a walking loop for residents of nearby Rotary Valley Senior Village, and adjacent neighborhoods.
- Scenic grasslands are dotted with old oaks, surrounded by open space hills.
- Have lunch on one of the shaded benches.
- The park is adjacent to Parks' Lucas Valley field office and other county facilities.
- Dogs are welcome on leash.

## Activities

- Dogs On Leash
- Hike
- Wheelchair Accessible

## LOCATION

2169 Jeanette Prandi Way, San Rafael, CA

[Get Directions](#)

## HOURS

Open sunrise to sunset.

## ALERTS & CLOSURES

There are no closures at this location.

[View All Alerts & Closures](#)

## RELATED INFO

**From:** [Barbara](#)  
**To:** [BOS](#); [housingelement](#)  
**Subject:** MAS Letter for Supervisor's meeting tomorrow  
**Date:** Monday, December 5, 2022 3:34:07 PM  
**Attachments:** [RHNA Sups Meeting.pdf](#)

---

Some people who received this message don't often get email from bsalzman48@gmail.com. [Learn why this is important](#)

Here is MAS's comment letter for tomorrow evening.

Than you

Barbara



# Marin Audubon Society

P.O. Box 599 | MILL VALLEY, CA 94942-0599 | [MARINAUDUBON.ORG](http://MARINAUDUBON.ORG)

December 5, 2022

Judy Arnold, President  
Board of Supervisors  
Via [BOS@marincounty.org](mailto:BOS@marincounty.org)

RE: HOUSING ELEMENT UPDATE – SITES HEARING

Dear President Arnold and Members of the Board,

Thank you for the opportunity to comment on the sites proposed for housing under the RHN A program. We received notice this morning that the deadline for comment letters is 3:30 this afternoon, making it difficult to get a letter with such limited time. I would like to emphasize that Marin Audubon has no issues with developing housing except as essential natural resources would be adversely impacted. We have a question about the process and several housing sites:

1. Why the Board is voting on the Housing list when the EIR is incomplete. The responses to comments have not yet been released. It would seem that the information at this time may be incomplete and a more prudent and open process would be to wait until the full information in the EIR is available to the Supervisors and the public. On the other hand, perhaps this vote would not be the final vote. That should be clarified.
2. As we have stated in previous correspondence, we have concerns about some of the proposed sites on the Recommended Site List with Changes because of the potential impacts of developing housing wetland resources. We focus on just two sites below because on the others the developable sections of the sites is relatively clear, although it is not clear whether the assigned housing numbers could be accommodated without impacting those resources. However, for the two below, the information upon which the county is basing the numbers is less clear.

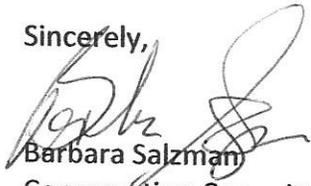
**CalPark, San Rafael**, as we have stated in previous correspondence and provided proof, is diked historic baylands i.e., was part of San Francisco Bay before extensive diking and filling of the bay. Such sites retain wetland soil characteristics and they as well often retain wetland plants and pond water through drainage and/or winter rains. According to the staff report the owner has submitted an Environmental Assessment, but that has not been subject to public or regulatory agency review. We

**Vacant, Black Point** (Olive Avenue 55-acres) formerly 300 Olive. This site too was part of San Pablo Bay with the wetland area subject to tidal action and the gradual hillside slope a wetland upland ecotone with saturated soils in winter. Furthermore, the site is not vacant. It has a house that is in disrepair, left over from a small farm that used to be on the site.

We and continue to recommend that these sites be removed from the Recommended Housing List because of the presence of wetland resources, and lack of clarity about those resources. With the large number of potential units of more than 10,000 (required 3,569), it does not seem that dropping these sites would be problematic for the county in meeting its RHNA requirements.

Thank you for considering our comments. I have a conflict tomorrow evening so will likely not be able to stay for the entire meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'Barbara Salzman', written over a printed name.

Barbara Salzman  
Conservation Committee

**From:** [Andrew Forrester](#)  
**To:** [Connolly, Damon](#); [Sackett, Mary](#); [housingelement](#); [BOS](#)  
**Subject:** Housing in Lucas Valley  
**Date:** Monday, December 5, 2022 8:24:52 PM

---

Some people who received this message don't often get email from [abforrester@gmail.com](mailto:abforrester@gmail.com). [Learn why this is important](#)

Hi Mary, Damon, and the Board of Supervisors,

I'm sure you've received many of these, but I want to share my feelings regarding the potential of housing construction in Marin County, and more specifically Lucas Valley and the Rotary Valley Center area.

First of all, I do believe housing is a human right, and to a certain extent I understand the need to build housing in some areas of California. However, building housing in green spaces and environmentally sensitive areas like Lucas Valley is not the answer. The green space and natural beauty is irreplaceable, and is something that people from all over our neighborhood, county, city and state get to enjoy for free.

Add to that the environmental issues. For example, my family works diligently everyday to save water, to live sustainably in Marin County. But, constructing housing here tells me that our actions are in vain. Similarly, during the wildfire near the senior center last year, it was a chaos trying to leave the valley - more housing/residents likely means greater wildfire risk and greater trouble in time of emergency. Then there are the other social elements to think about, such as schools which are currently strained. I have two young children and we moved to this area specifically for the access to nature, the good school system, and the peaceful way of life - all of these things will be threatened if housing were to be built.

As an alternative, housing should be prioritized for places that already have a concrete footprint and infrastructure, such as malls, urban centers, etc. I wish this was an issue I had paid more attention to in the past, but going forward I can tell you based on my interactions with nearby residents, that there will be a strong voting contingent for whom this is the number one issue they look at when deciding how to vote.

Thanks for your consideration and for protecting Marin County's green spaces.

Best Regards,  
Andrew Forrester  
Resident of Lucas Valley

**From:** [Hall, Chelsea](#)  
**To:** [housingelement](#)  
**Subject:** FW: Marin Housing Mandate - Letter of Concern  
**Date:** Tuesday, December 6, 2022 9:13:19 AM

---

**Chelsea Hall | County of Marin**  
**Environmental Planning & Housing Aide**  
Community Development Agency  
Office #: 415-473-2267

---

**From:** Weber, Leslie <LWeber@marincounty.org>  
**Sent:** Monday, December 5, 2022 5:29 PM  
**To:** Hall, Chelsea <chall@marincounty.org>  
**Cc:** Albert, Tanya <TAlbert@marincounty.org>  
**Subject:** FW: Marin Housing Mandate - Letter of Concern

Hi Chelsea,  
This comment came in before 3:30pm today.  
Thanks,  
Leslie

---

**From:** Katie Baldino <[katiebaldino@yahoo.com](mailto:katiebaldino@yahoo.com)>  
**Sent:** Monday, December 5, 2022 2:45 PM  
**To:** Weber, Leslie <[LWeber@marincounty.org](mailto:LWeber@marincounty.org)>; Albert, Tanya <[TAlbert@marincounty.org](mailto:TAlbert@marincounty.org)>  
**Subject:** Marin Housing Mandate - Letter of Concern

You don't often get email from [katiebaldino@yahoo.com](mailto:katiebaldino@yahoo.com). [Learn why this is important](#)

Hello Leslie and Tanya,

Ahead of tomorrow's meeting I want to express my concern for the planned housing projects in Marin and specifically, Novato. While I am very much in favor of affordable housing, to adjust and improve a poor plan before it is set in stone is critical. Simply ignoring glaring concerns for the sake of fulfilling a mandate doesn't make things right or better...for anyone. Of course there are the very obvious concerns regarding building on the areas of Olive and Atherton (a lack of access to water, congestion and safety issues as it relates to the two lane road that is already filled with hikers and walkers, wildlife and environmental damage, and increased fire danger, just to name just a few).

It seems that the mandate requires a certain number of affordable houses to be available, yet there are strange loop-holes that don't allow additional housing where there IS space and access (ie Buck site). I don't think the most thoughtful approach has been taken to tackle this issue. There are enough concerned citizens that want to provide affordable housing to the members of our community, but simply tossing out a "quick fix" to check a box is a costly recipe for disaster. It is not too late to say "no", to say there might be a better way, to

recognize we have to work harder and better for the community in which we live.

Katie Baldino  
Novato Resident

**From:** [EnvPlanning](#)  
**To:** [housingelement](#)  
**Subject:** FW: State Mandated Housing & Community Development Plan  
**Date:** Tuesday, December 6, 2022 9:16:09 AM

---

**Chelsea Hall | County of Marin**  
**Environmental Planning & Housing Aide**  
Community Development Agency  
Office #: 415-473-2267

---

**From:** Brenda McLaughlin <brenda.mclaughlin@gmail.com>  
**Sent:** Monday, December 5, 2022 8:48 PM  
**To:** Taylor, Tammy <TTaylor@marincounty.org>; Sackett, Mary <MSackett@marincounty.org>; EnvPlanning <EnvPlanning@marincounty.org>; Connolly, Damon <DConnolly@marincounty.org>  
**Subject:** State Mandated Housing & Community Development Plan

Some people who received this message don't often get email from [brenda.mclaughlin@gmail.com](mailto:brenda.mclaughlin@gmail.com). [Learn why this is important](#)

We are writing in strong support of the letter sent to you by the Lucas Valley Homeowners Association.

We realize we need more housing in Marin, but the density of housing being proposed for Lucas Valley is inappropriate to the transportation and education infrastructure and creates unreasonable and foreseeable safety risks should there be a fire.

We were also shocked to learn that with the bonus system in place we are not only approving the units under discussion, but also up to 80%, then another 90% more. 1000s of units in 3 miles. Those numbers alone demonstrate that something is wrong. Such density will not serve those who live here now nor those who will join us.

Please don't rush this plan through approval because it is the fastest, easiest path; because the county owns the land. Let's take a breath and work together to do something needed but also something good. Something worthy of Marin and our heritage of wise development that maintains at least and hopefully enhances everyone's quality of life in this very special county.

Sincerely,

Brenda McLaughlin and David Ezequelle

**From:** [EnvPlanning](#)  
**To:** [housingelement](#)  
**Subject:** FW: Draft Housing Element  
**Date:** Tuesday, December 6, 2022 9:17:03 AM  
**Attachments:** [ATT00001.htm](#)  
[Development Impact Report - Miller Creek School District 2022.pdf](#)  
[Facilities Strategic Plan 2022 - Miller Creek School District.pdf](#)  
[ATT00002.htm](#)

---

**Chelsea Hall | County of Marin**  
**Environmental Planning & Housing Aide**  
Community Development Agency  
Office #: 415-473-2267

---

**From:** Brooks Nguyen <[bnguyen@millercreeksd.org](mailto:bnguyen@millercreeksd.org)>  
**Sent:** Monday, December 5, 2022 5:35 PM  
**To:** EnvPlanning <[EnvPlanning@marincounty.org](mailto:EnvPlanning@marincounty.org)>; [housing@cityofsanrafael.org](mailto:housing@cityofsanrafael.org)  
**Subject:** Draft Housing Element

You don't often get email from [bnguyen@millercreeksd.org](mailto:bnguyen@millercreeksd.org). [Learn why this is important](#)

Thank you in advance for reading this letter. My name is Brooks Nguyen and I am a Trustee for the Miller Creek School District.

The school district has conducted 2 studies to prepare for the new housing, one on **demographics** and one on **facilities**, both reports are attached. The school district is experiencing a population growth. With the new housing the school district will outgrow all of its existing facilities by 2030.

We welcome new housing and know that we are in a housing crisis. I request that an analysis on school facilities be considered and studied along with the other municipalities as part of the planning. The facility needs of the incoming students will far exceed the facilities that we currently have. Please help us and the students by studying the school infrastructure along with the housing development plans.

Thank you for your time!

Brooks Nguyen  
415-300-5975  
[bnguyen@millercreeksd.org](mailto:bnguyen@millercreeksd.org)

Please consider the environment before printing this email.

The information contained in this correspondence is intended only for the individual or entity named above, and may contain information that is privileged and confidential.

Dissemination, distribution or copying without the prior approval of the sender is strictly prohibited. If you think that you have received this message in error, please delete it and notify the sender.



# Development Impact Report

## Miller Creek School District

October 18, 2022

**Prepared for:**

**Miller Creek School District**

380 Nova Albion Way

San Rafael, CA 94903

415.492.3700

[www.millercreeksd.org](http://www.millercreeksd.org)

**Prepared by:**

**King Consulting**

2901 35th St.

Sacramento, CA 95817

916.706.3538

[www.kinginc.com](http://www.kinginc.com)

## TABLE OF CONTENTS

EXECUTIVE SUMMARY .....	3
Conclusion and Recommendations .....	5
Miller Creek School District Development Impact Report 2022-23 .....	6
SECTION A: INTRODUCTION .....	7
SECTION B: DISTRICT AND COMMUNITY DEMOGRAPHICS District Enrollment Trends.....	10
Historical Enrollments.....	10
Historical Enrollment by Socioeconomic Status .....	14
Historical Enrollment by Ethnicity .....	15
Historical Enrollment of English Language Learners .....	15
Historical Enrollment of Special Education Students .....	16
Private School Trends .....	18
Community Demographics .....	19
Population Trends (2020 Decennial Census).....	19
Household Characteristics (2020 American Community Survey).....	21
Home Ownership and Median Home Values (2020 American Community Survey).....	22
SECTION C: STUDENT GENERATION RATES .....	24
Student Generation Rates: New Construction .....	24
SECTION D: RESIDENTIAL DEVELOPMENT/LAND USE & PLANNING .....	25
SECTION E: SPATIAL ANALYSIS.....	28
Student Data .....	30
Student Densities.....	32
Attendance Matrices .....	32
Elementary School Matrix .....	32
Non-Resident Student Trends .....	33
Non-Resident Students Enrolled at MCSD.....	33
SECTION F: ENROLLMENT PROJECTIONS.....	33
Historical and Projected Birth Data .....	34
Student Migration Rates.....	39
Enrollment Projections .....	42
Moderate Enrollment Projections .....	43
Low Enrollment Projections.....	44

High Enrollment Projection .....	46
Impact of Residential Development to Enrollment Projections.....	47
Enrollment Projections by School.....	47
SECTION G: FACILITY ANALYSIS.....	49
SECTION H: CONCLUSION AND RECOMMENDATIONS .....	52
SOURCES .....	53

## EXECUTIVE SUMMARY

This Development Impact Report for the Miller Creek School District (MCS D) was prepared by King Consulting to update the District's demographic and enrollment trends, the capacity of its facilities, and the potential impact of current and upcoming residential development on the District. The report contains an array of detailed information that will be of use to District staff in many areas. This Executive Summary provides the most pertinent findings as they relate to the District's near-term enrollment trends and facility planning.

After two years of decreasing enrollments during the COVID-19 pandemic, Miller Creek School District total enrollment increased in 2022-23. Previous enrollment decrease was driven by anomalous net loss of students during the pandemic in combination with some naturally smaller cohorts entering the District who correspond with years of fewer local births. In the current year, however, MCS D saw net growth of 3.6% among the student cohorts who would be expected to return from year-to-year. This is consistent with pre-pandemic trends and indicates previous patterns are reestablishing now that the disruption of a singular health event is increasingly done.

This is critical for future projected enrollments, as MCS D had previously shown more stable enrollment than many surrounding Marin County and Bay Area school districts. Now, absent any additional students generated from residential development, MCS D enrollment is projected to grow modestly between now and 2030. This growth is largely due to additional Transitional Kindergarten (TK) students who will enroll as the TK program grows into a new grade level for 4 year old students by 2025-26, as well as by an increasing local birth rate. More births will lead to larger cohorts entering the District in the future, and as these larger cohorts replace smaller, outgoing cohorts, total enrollment will increase.

However, after a long period with little to no residential development, MCS D is set to experience a significant increase in new housing, which will lead to additional families and students residing in the District and needing to be accommodated by MCS D schools. In addition to two projects (Los Gamos Apartments and Northgate Town Square) that are either approved or actively pursuing an environmental impact report (EIR) approval, both the City of San Rafael and County of Marin have identified numerous housing opportunity sites within the District for their Housing Element updates. While these sites' inclusion in the Housing Elements does not guarantee that housing will be built by 2030, it does mean that zoning or other regulations may be changed to remove impediments that might formerly have existed to prevent specific proposals for these sites.

King Consulting prepared a range of baseline enrollment projections to demonstrate a range of plausible trends based on recent data points in TK and kindergarten enrollment relative to local births, plus the percent increase/decrease in enrollment from year-to-year among returning student cohorts (cohort survival). For each of these baseline projections, another projection was prepared that includes some level of residential development to assess the impact of the development to the baseline projection.

The Low enrollment projection only adds the Los Gamos Apartments and Northgate Town Square projects, and assumes no other opportunity sites would be developed by 2030. The High projection includes all identified housing opportunity sites. While either extreme is likely, it is useful for the District to see the impact from development that could happen in a particularly robust development economy in a recently rezoned landscape that removes previous impediments to development at desirable opportunity sites. Should the District be caught flat-footed by underestimating the impact of a robust development market, the impact and constraints to facilities planning would be pronounced.

However, the Moderate enrollment projection, using carefully weighted input variables, is more likely over time to reflect the balance of recent trends, and this projection is used for planning purposes. The development added to the Moderate projection assumes some, but not all of the housing opportunity sites will develop new units before 2030. Section D of this report details all identified potential housing and which projects are included in which projections.

Based on the MCSD District-wide Moderate baseline enrollment projection, the District's enrollment will continue to recover from the artificially low enrollments during the pandemic years as on net more families move into than out of the District. Absent development, the District's enrollment would be expected to increase around 4% from 2022-23 levels, as additional TK students and recent higher births elevate the size of incoming cohorts. However, when the moderate level of anticipated residential development and the additional new students it will bring to the District is added to the projection, total projected enrollment will instead increase by 29%. Even with only a portion of the housing opportunity sites developing on top of the current active proposals, the projected result is an increase to TK-8<sup>th</sup> grade enrollment of more than 500 students from the current year's total.

- Total MCSD enrollment is projected to increase from 1,818 in the current year to 2,341 by 2030-31 (plus 523 students, or 29%)
- TK-5<sup>th</sup> grade enrollment is projected to increase from 1,209 to 1,587 (plus 378, or 31%).
- 6<sup>th</sup>-8<sup>th</sup> grade enrollment is projected to increase from 609 to 754 (plus 145 or 24%).

MCSD's target capacity across its elementary school sites is 1,336 students, meaning that enrollment is projected to exceed capacity at the elementary schools by 2026-27. Target capacity at the middle school is 635, which leads to projected enrollment exceeding capacity by 2025-26. Absent development, the District would not have this concern, so careful assessment and planning must be undertaken. In addition to the need for classroom space (whether by building new classrooms or building new support spaces to free up existing classrooms needed for critical student support functions), the District has numerous other concerns stemming from development:

- If development is concentrated in a few large projects, the District's well balanced attendance boundaries may need to be adjusted to assign students to a site that is best able to accommodate them.
- The District has previously conducted Safe Routes to School analysis, which has identified existing upgrades that would improve student safety and the ability to walk or bike to school for families. Additional development creates the potential for more demand for safer walking and biking routes, especially large, concentrated projects relatively near their assigned school such as the Northgate Town Square project and Vallecito Elementary.
- Additional development will also create additional impacts to traffic. Of particular concern would be any development assigned to Lucas Valley Elementary School, as one main thoroughfare provides access to the school and additional trips from families dropping off and picking up children will create impacts that should be carefully assessed. Development on the east side of Highway 101 should also be monitored for traffic impacts along limited transportation routes to school sites.

It will be important for the District to continue to monitor residential development, as the precise mix of projects that are proposed and move forward before 2030 will largely influence the level of enrollment growth the District will experience over the projection period. The District should also continue to monitor birth data to compare with the estimates used to project kindergarten enrollment for years 2026-27 and beyond. Finally, as the transitional kindergarten program continues to expand, it will be important to assess enrollment trends as current projections are based on one year of data since TK was reinstated at MCSD schools.

## **Conclusion and Recommendations**

After two years of decreasing enrollments, the Miller Creek School District appears set to begin what would be, absent new residential development, a period of stable to modestly increasing enrollments. However, additional residential development will, even with the Low projection, result in an increase in enrollment for MCSD.

MCSD does not have adequate capacity across all its school sites to accommodate its Moderate projected enrollment, with projected enrollment expected to exceed target capacity at elementary schools by 2026-27 and at the middle school by 2025-26. This need for classroom space (or new student support space that can free up existing classrooms needed to provide support) is in addition to pre-existing needs for modernized or refurbished facilities and a great supply of TK and kindergarten classrooms to accommodate the growing proportion of the youngest students that will exist at elementary schools by 2025-26.

The Miller Creek School District has undertaken this study to assist in proactive planning for current and future facility needs for its student population. Based on the analyses prepared for this study, the following steps are recommended for the Miller Creek School District to meet its future facility needs. However, it is important to note that these recommendations may be constrained by broader fiscal and policy issues.

1. It is recommended that the District continue to update this study annually to monitor the District's enrollments, update birth and grade-to-grade migration trends, and incorporate new information on residential development.
2. Augment this report with a detailed assessment on the condition of school facilities.
3. Explore how partnering with Marin County and the City of San Rafael can assist with mitigating development impacts.
4. Continue to apply for State funding in order to ensure that the District is maximizing opportunities from Federal, State, and local sources to assist in the modernization or the construction of new facilities for housing current and future students.
5. Additional recommendations may be developed for the final version of this report in conjunction with District staff.

## **Miller Creek School District Development Impact Report 2022-23**

This report is divided into eight sections:

- A. Introduction
- B. District and Community Demographics
- C. Student Generation Rates
- D. Residential Development/Land Use & Planning
- E. Spatial Analysis
- F. Enrollment Projections
- G. Facility Analysis
- H. Conclusion and Recommendations

## SECTION A: INTRODUCTION

The Miller Creek School District is located in Marin County, California. The District serves the northern portion of the City of San Rafael as well as unincorporated areas within San Rafael’s sphere of influence to the north, most notably the Lucas Valley planning area as defined by the County. Figure 1 shows the extent of the MCSD boundary. The Miller Creek School District serves grades TK-8, with a preliminary 2022-23 enrollment total of 1,818 students. Table 1 shows enrollment totals for each Miller Creek school site. It is important to note that this enrollment total does not include Non-Public School (NPS) students, as these students are not housed in MCSD facilities. The Miller Creek School District currently operates three elementary school sites and one middle school site. Figure 2 depicts the locations of these school sites within the District.

**Table 1. School Sites and 2022-23 Enrollments**

<b>Elementary Schools</b>	<b>Grade Levels</b>	<b>2022-23 Enrollment</b>
Lucas Valley	K-5	354
Mary E Silveira	TK-5	434
Vallecito	TK-5	421
<i>Subtotal</i>		<i>1,209</i>
<b>Middle School</b>	<b>Grade Levels</b>	<b>2022-23 Enrollment</b>
Miller Creek	6-8	609
<b>Grand Total</b>		<b>1,818</b>

Figure 1. Miller Creek School District

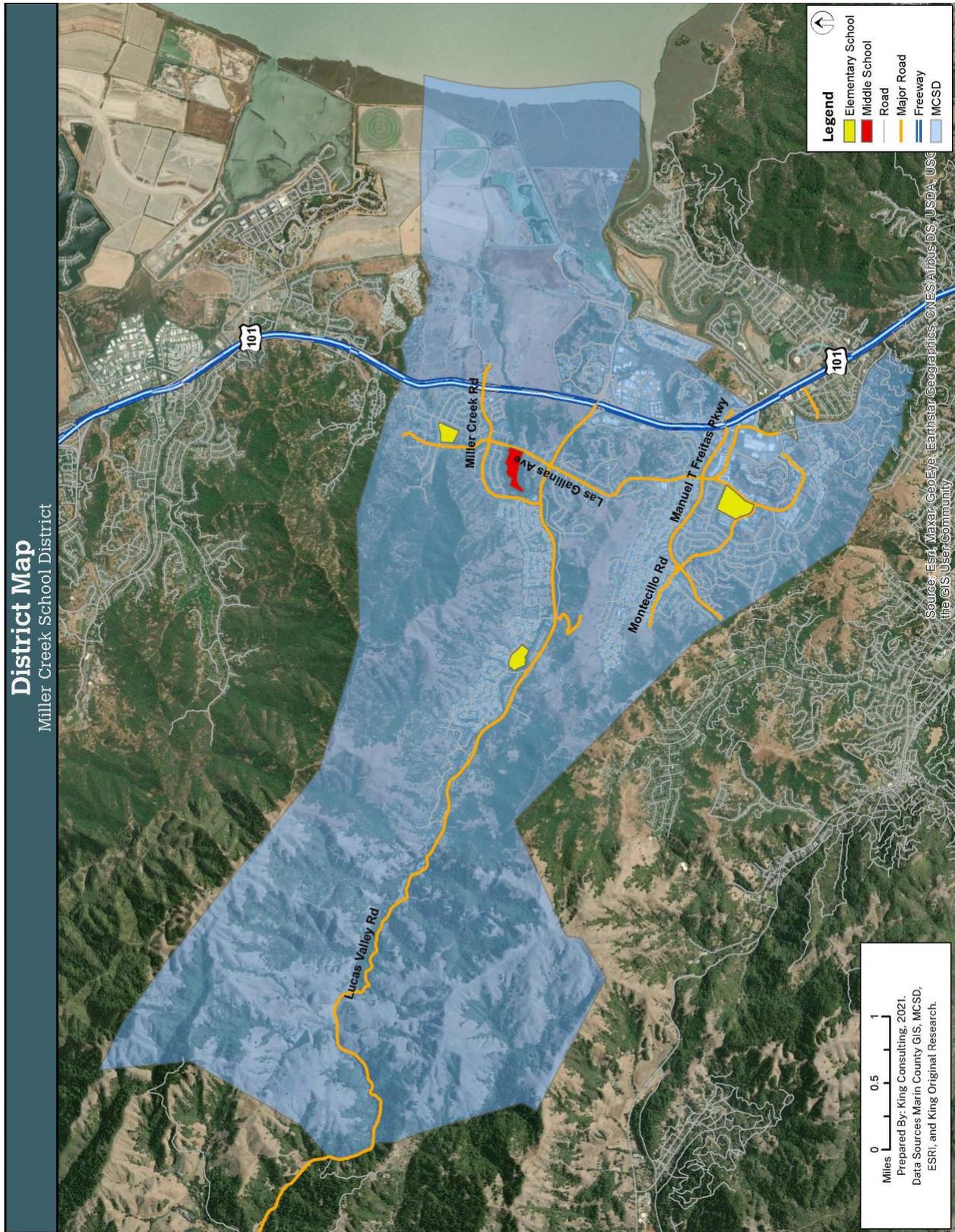
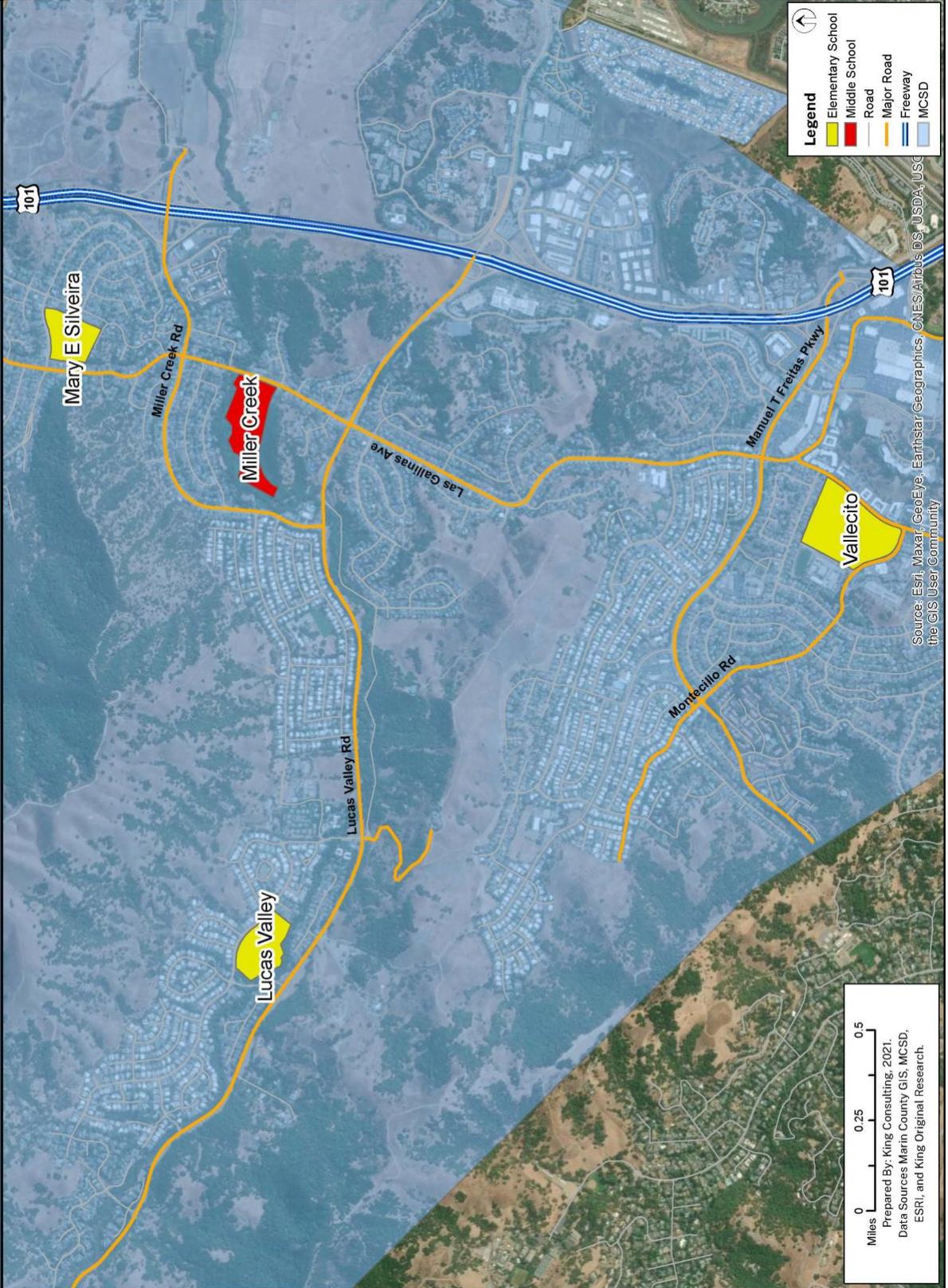


Figure 2. MCS D School Sites

# District School Sites

Miller Creek School District



## SECTION B: DISTRICT AND COMMUNITY DEMOGRAPHICS

### District Enrollment Trends

#### Historical Enrollments

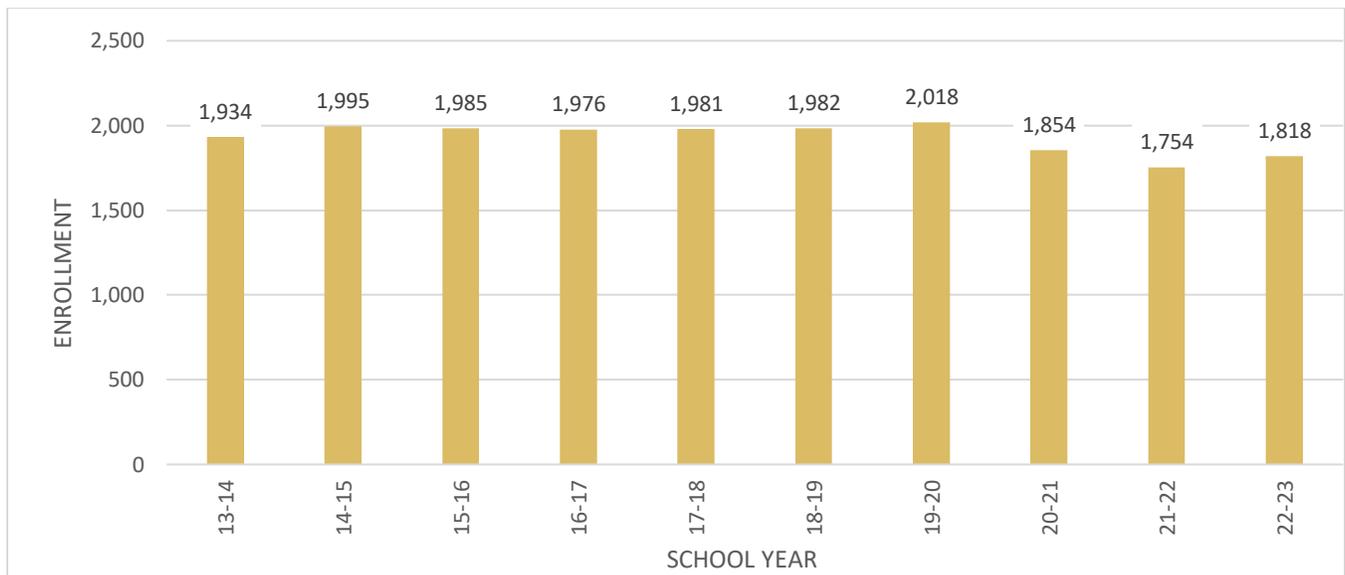
Historical enrollment trends are based on certified State enrollment totals for each year, minus NPS students. Since 2014-15, Miller Creek enrollment ranged between 1,976 and 2,018 students, with its highest enrollment occurring in 2019-20. Due to the COVID-19 pandemic, District enrollment decreased over two years to 1,754 total students before increasing back to 1,821 in the current year.

Figure 3 illustrates the District's total enrollment pattern since 2013-14. Figure 4 provides current year enrollments by school, while Table 2 analyzes the District's enrollment balance across all its elementary schools. The District's largest elementary school, Mary E Silveira, is 7.7% larger than the average size of all District elementary schools, while the smallest, Lucas Valley, is 12.2% smaller than the average size. However, Lucas Valley is the only elementary school without Transitional Kindergarten (TK) students this year.

Figure 5 illustrates annual growth/decline in student enrollment and highlights the unprecedented enrollment decrease the District experienced during the pandemic and subsequent recovery of enrollment beginning in 2022-23. A closer examination of historical enrollments by grade level demonstrates that the initial decrease in enrollment at the start of the pandemic in 2020 occurred entirely at the elementary school grades, and that in the current year, elementary school enrollment increased much more than the District as a whole, since middle school enrollment decreased (Figure 6).

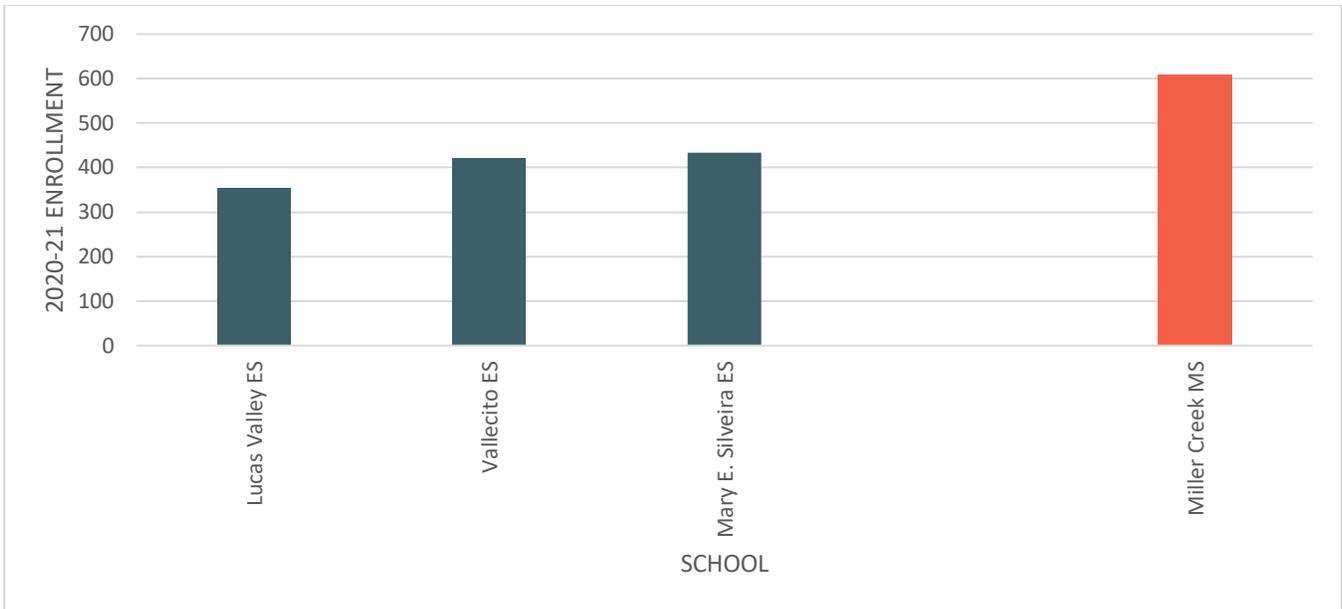
Table 3 provides historical enrollments by school since 2014-15.

Figure 3. Historical Enrollments



Source: California Department of Education and MCSD.

Figure 4. 2022-23 Enrollments by School

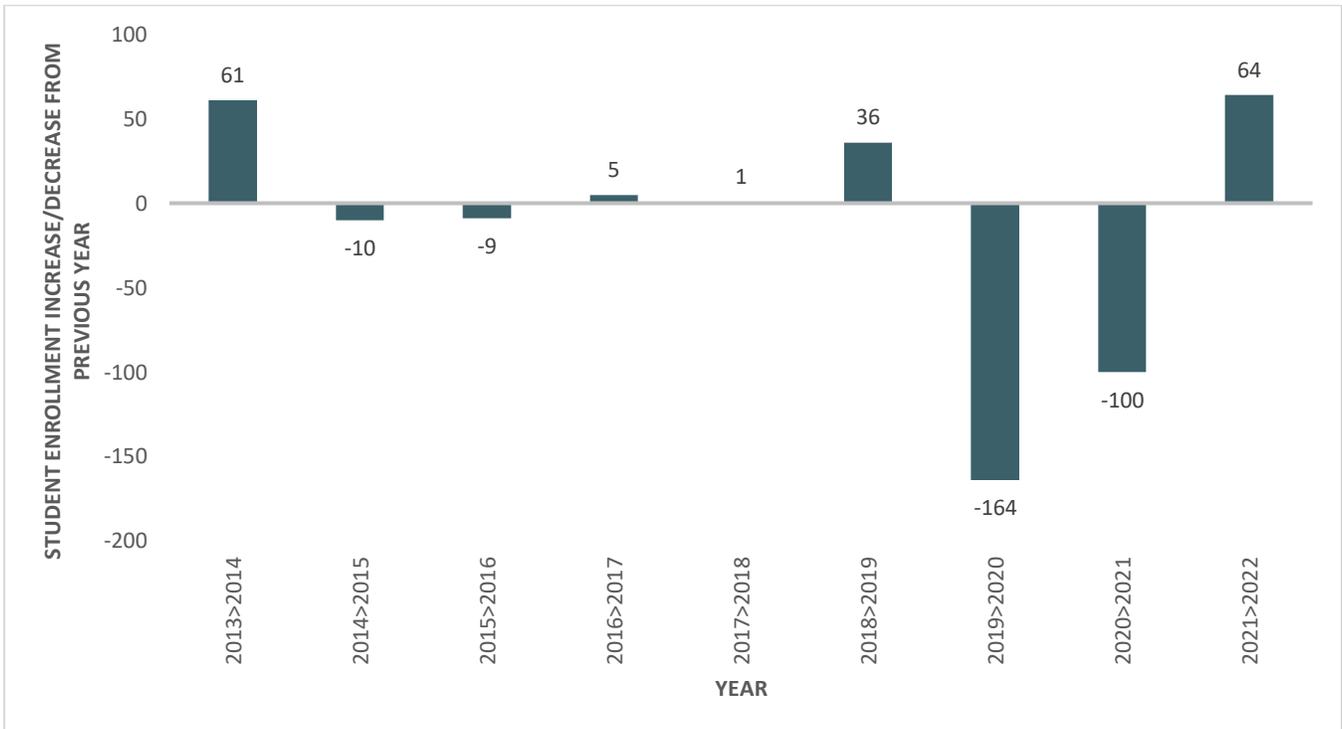


Source: California Department of Education and MCSD.

**Table 2. MCSD Average Elementary School Site Enrollments**

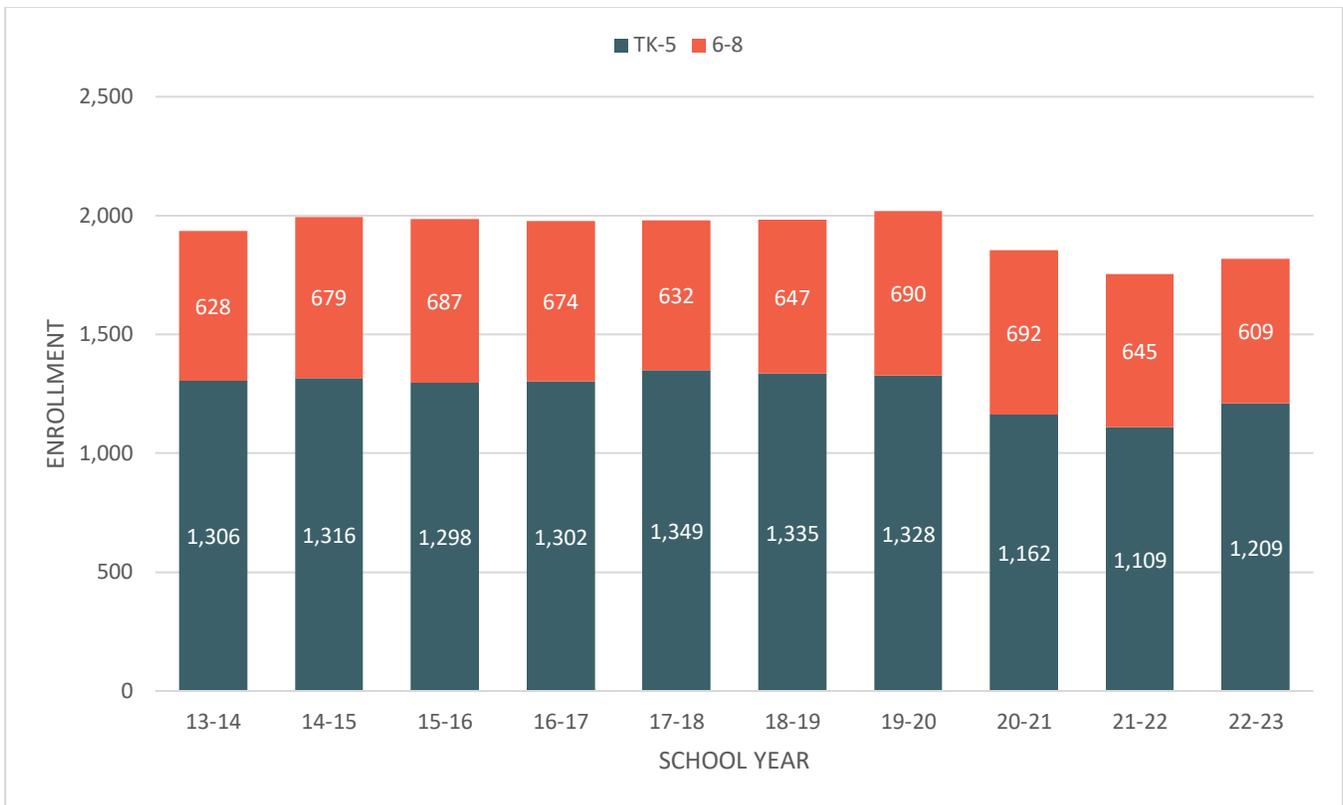
Average Enrollment	Smallest Enrollment (Deviation)	Largest Enrollment (Deviation)
403	354 (-12.2%)	434 (+7.7%)

**Figure 5. Annual Growth in Student Enrollment**



Source: California Department of Education and MCSD.

**Figure 6. Historical Enrollments by Grade Level**

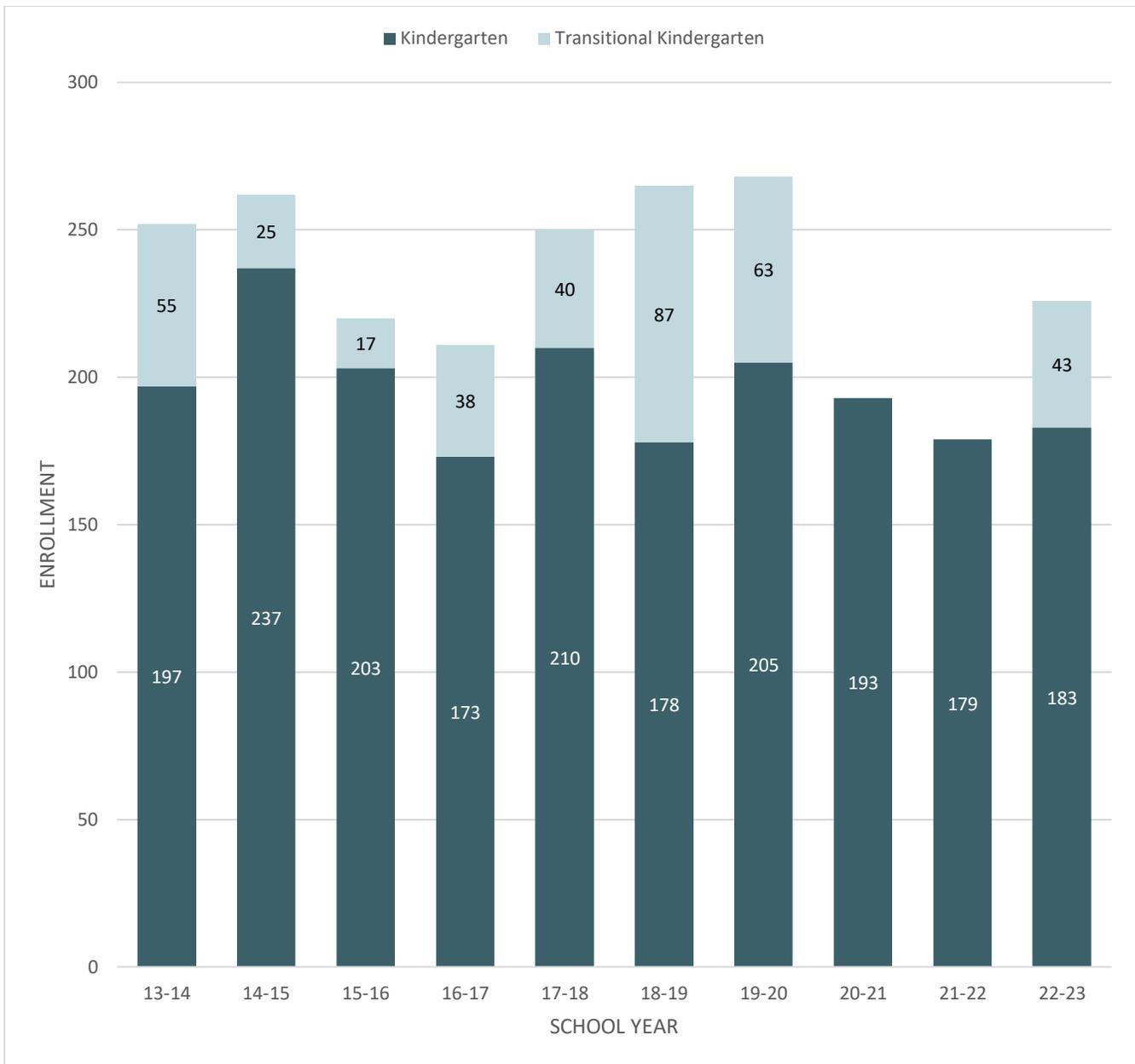


Source: California Department of Education and MCSD.

Kindergarten enrollment peaked in 2014-15. While kindergarten enrollment has been lower than this peak level in recent years, these enrollments have not exhibited a pattern of consistent decrease from year to year (Figure 7). Even during the pandemic, kindergarten enrollment was not as low as it had been in some other previous years. However, as these incoming cohorts of kindergarten students tend to become smaller than in previous years, they result in decreasing elementary enrollments, as each smaller incoming kindergarten cohort directly replaces a larger cohort moving into middle school or aging out of MCSD into high school. However, the opposite is also true should kindergarten cohorts begin increasing in size and replacing smaller outgoing cohorts. With some of the recent smaller cohorts, the potential exists for increasing enrollments should recent birth increases translate to larger kindergarten cohorts in a few years.

Transitional kindergarten (TK) began as a program to accommodate students who could no longer enroll in kindergarten when the entry cutoff was changed from December 2 to September 1 so children always begin kindergarten at age 5. The District’s enrollment of transitional kindergarten students generally increased during the time it offered the program but beginning in 2020-21 MCSD ceased offering TK classes. However, beginning in the current year, with the expansion of the TK program to enroll all California 4-year-olds and a State mandate for school districts to offer TK, MCSD again has TK students at two of its three elementary school sites. By 2025-26, all four year students will be eligible for TK and the program will have effectively become a new grade level.

**Figure 7. Kindergarten and TK Enrollment**



Source: California Department of Education and MCSD.

**Table 3. Historical Enrollments by School**

Elementary Schools	Grade Levels	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Lucas Valley	K-5*	387	406	419	391	336	336	354
Mary E Silveira	TK-5*	422	433	440	437	418	376	434
Vallecito	TK-5*	493	510	476	500	408	397	421
<b>Elementary School Totals</b>		<b>1,302</b>	<b>1,349</b>	<b>1,335</b>	<b>1,328</b>	<b>1,162</b>	<b>1,109</b>	<b>1,209</b>
Middle School	Grade Levels	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Miller Creek	6-8	674	632	647	690	692	645	609
<b>Grand Total</b>		<b>1,976</b>	<b>1,981</b>	<b>1,982</b>	<b>2,018</b>	<b>1,854</b>	<b>1,754</b>	<b>1,818</b>

\*All MCSD elementary schools offered TK for at least some years from 2016-17 through 2019-20.

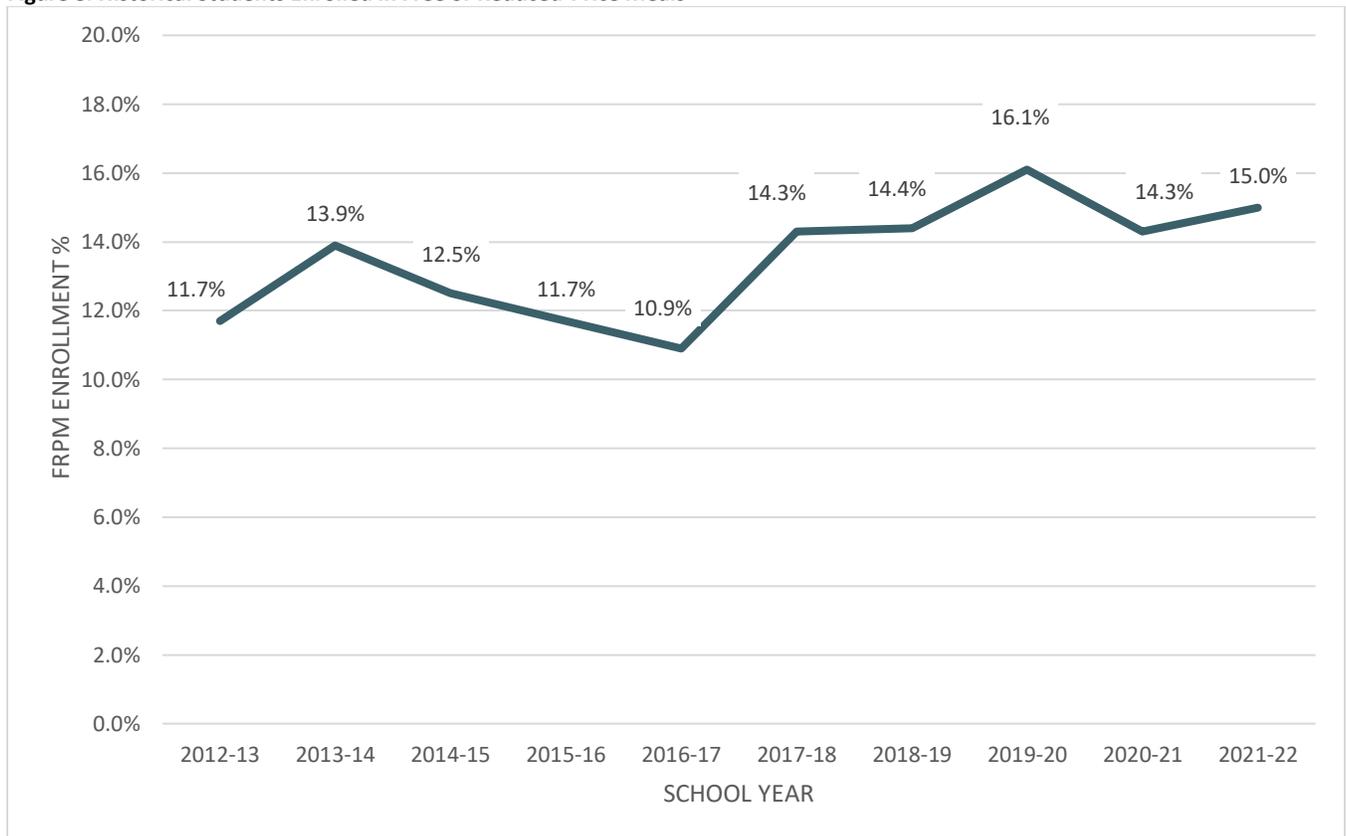
**Historical Enrollment by Socioeconomic Status**

To analyze the District's socioeconomic profile, the consultant utilized participation in the Free or Reduced Price Meals (FRPM) program as a socioeconomic indicator. Table 4 provides the number and percent of MCSD students participating in the FRPM program from 2012-13 to 2021-22. MCSD historically has lower rates of FRPM enrollment than most school districts in California, even with rates increasing generally over the last few years. While the FRPM rate in MCSD reached a high of 16.1% in 2019-20, this is still well below the State-wide rate of 57.8% in the current year. Figure 8 graphically demonstrates the change by year.

**Table 4. Historical Students Enrolled in Free or Reduced Price Meals**

School Year	Students Enrolled in Free or Reduced Price Meals	Percent FRPM
2012-13	218	11.7%
2013-14	270	13.9%
2014-15	249	12.5%
2015-16	233	11.7%
2016-17	217	10.9%
2017-18	284	14.3%
2018-19	286	14.4%
2019-20	326	16.1%
2020-21	266	14.3%
2021-22	264	15.0%

**Figure 8. Historical Students Enrolled in Free or Reduced-Price Meals**

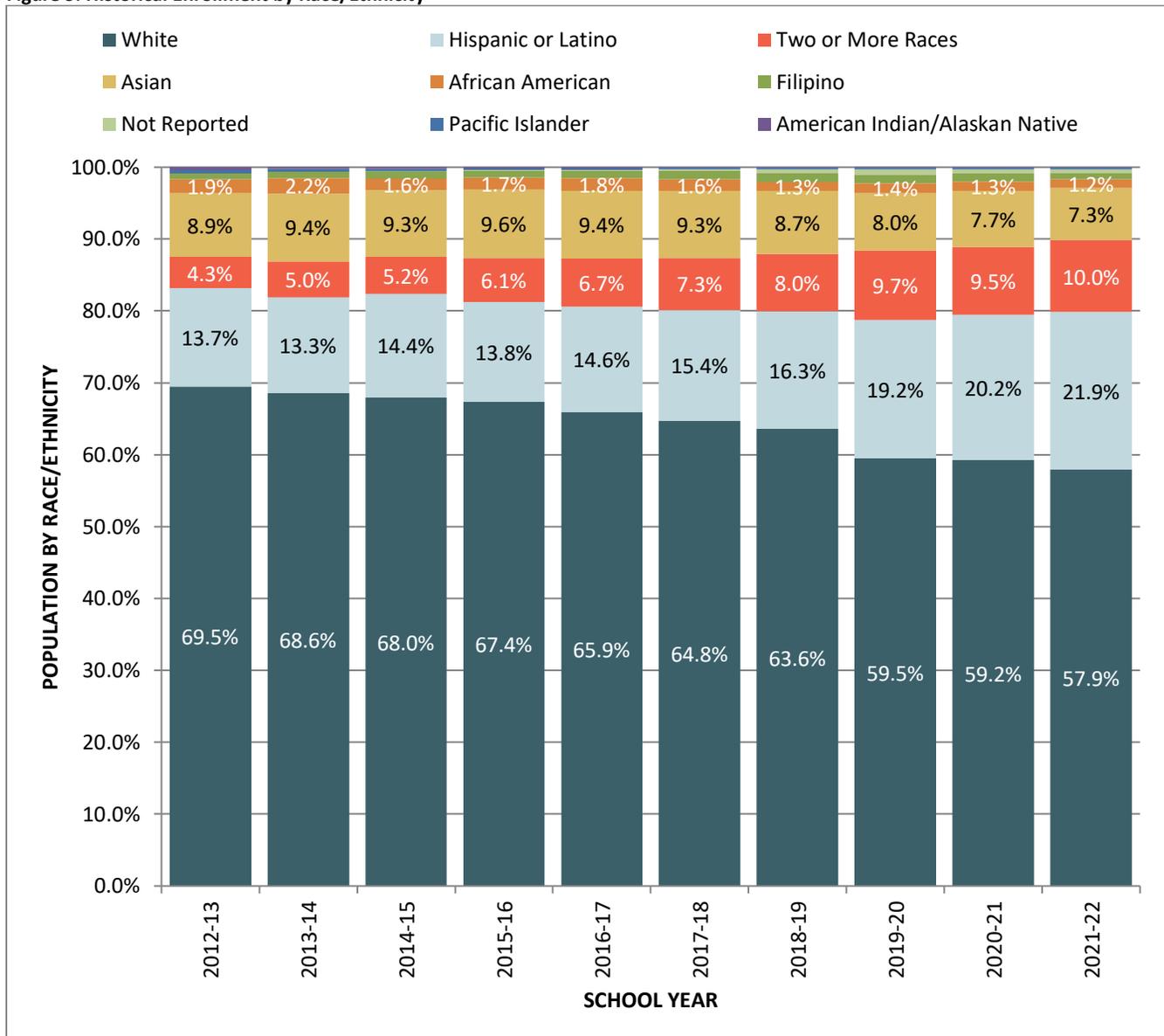


**Historical Enrollment by Ethnicity**

To analyze the District's race/ethnicity profile, the 2012-2021 CalPADS enrollments by race/ethnicity were consulted.

MCSD enrollments are made up of mostly White students, with 57.9% of current enrollment coming from this category, which represents a decrease over the last ten years from 69.5%. The next highest proportions of District enrollment come from Hispanic or Latino students (21.9%), students identifying as two or more races (10%), and Asian students (7.3%). While the proportion of students identifying as two or more races and Hispanic or Latino students has increased over time, the proportion of all other groups has decreased or remained at very low levels. Figure 9 below demonstrates the race/ethnicity trends of the District from 2012-13 to the 2021-22 school year.

**Figure 9. Historical Enrollment by Race/Ethnicity**



**Historical Enrollment of English Language Learners**

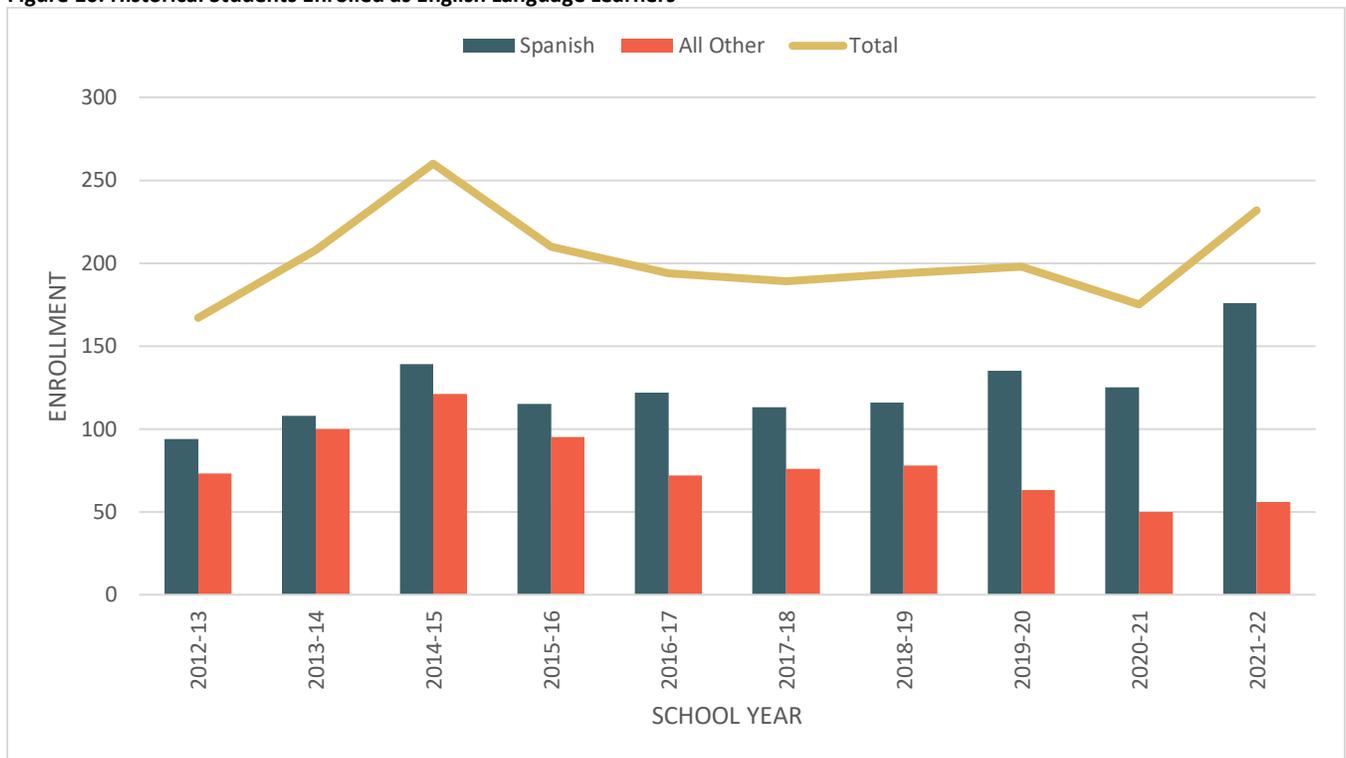
CalPADS enrollments of English Language Learners (ELL) were also compiled and analyzed. Table 5 contains the number of MCSD students enrolled as ELL students from 2012-13 to 2021-22, as well as a breakdown by primary language spoken.

MCSO enrollment has been made up of between 9% and 13.2% ELL students over the last decade. The composition of the ELL student population increasingly consists of mostly Spanish-speaking students, but there is still a variety of other languages represented. Among the other languages that have been the second most common in some year are Portuguese, Russian, and French. Figure 10 graphically depicts this trend over time.

**Table 5. Historical Students Enrolled as English Language Learners**

School Year	Total Students Enrolled as ELL	Spanish Speaking	All Other Languages	Percent ELL of Total Enrollment
2012-13	167	94	73	9.0%
2013-14	208	108	100	10.7%
2014-15	260	139	121	13.0%
2015-16	210	115	95	10.6%
2016-17	194	122	72	9.8%
2017-18	189	113	76	9.5%
2018-19	194	116	78	9.8%
2019-20	198	135	63	9.8%
2020-21	175	125	50	9.4%
2021-22	232	176	56	13.2%

**Figure 10. Historical Students Enrolled as English Language Learners**



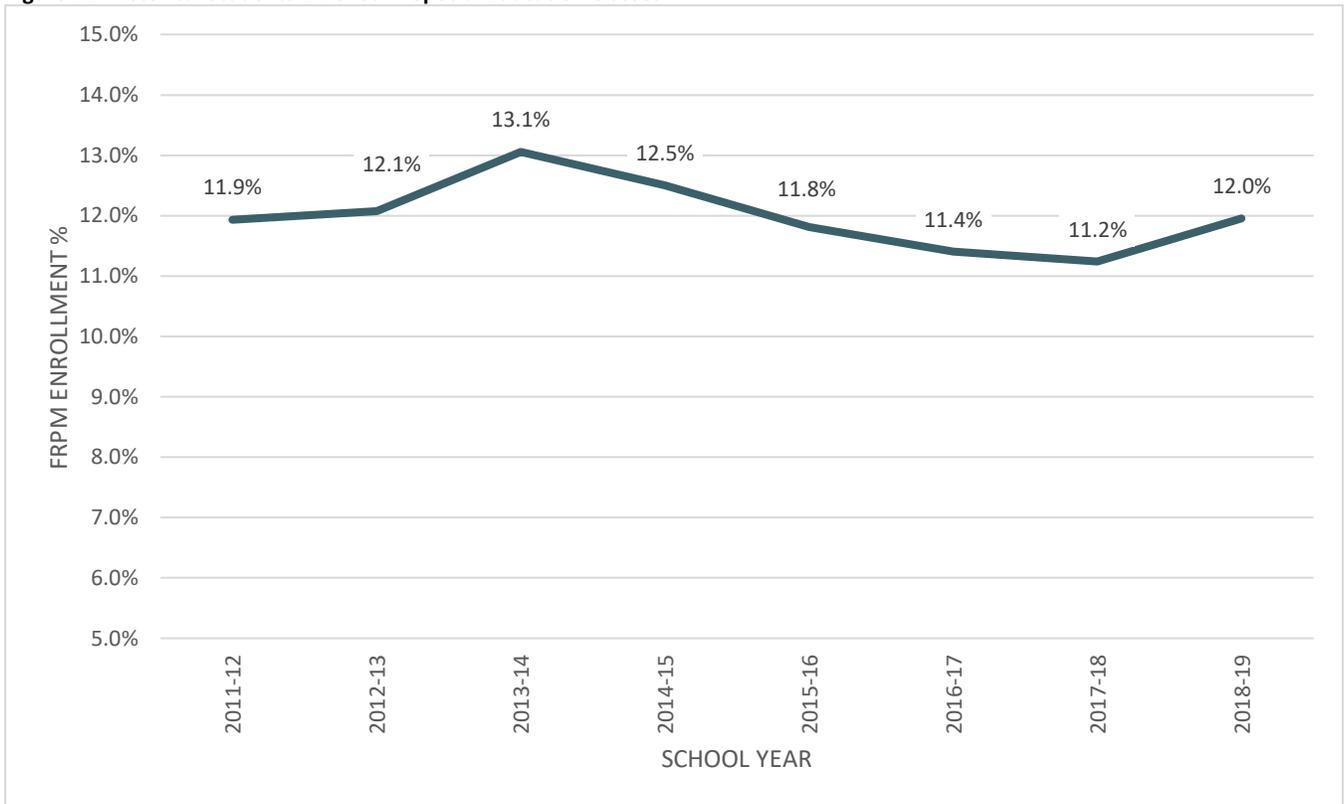
**Historical Enrollment of Special Education Students**

Data on students classified by the State as being enrolled in Special Education classes were also collected from CalPADS. Table 6 provides the number of MCSO students enrolled in Special Education classes from 2011-12 to 2018-19, the most recent year for which State data is available. Special Education enrollment as a percentage of total enrollment had been decreasing steadily for several years before increasing in 2018-19. Figure 11 depicts these trends in a visual format.

**Table 6. Historical Students Enrolled in Special Education Classes**

School Year	Total Special Education Students	Percent Special Education
2011-12	214	11.9%
2012-13	225	12.1%
2013-14	253	13.1%
2014-15	250	12.5%
2015-16	235	11.8%
2016-17	226	11.4%
2017-18	223	11.2%
2018-19	237	12.0%

**Figure 11. Historical Students Enrolled in Special Education Classes**

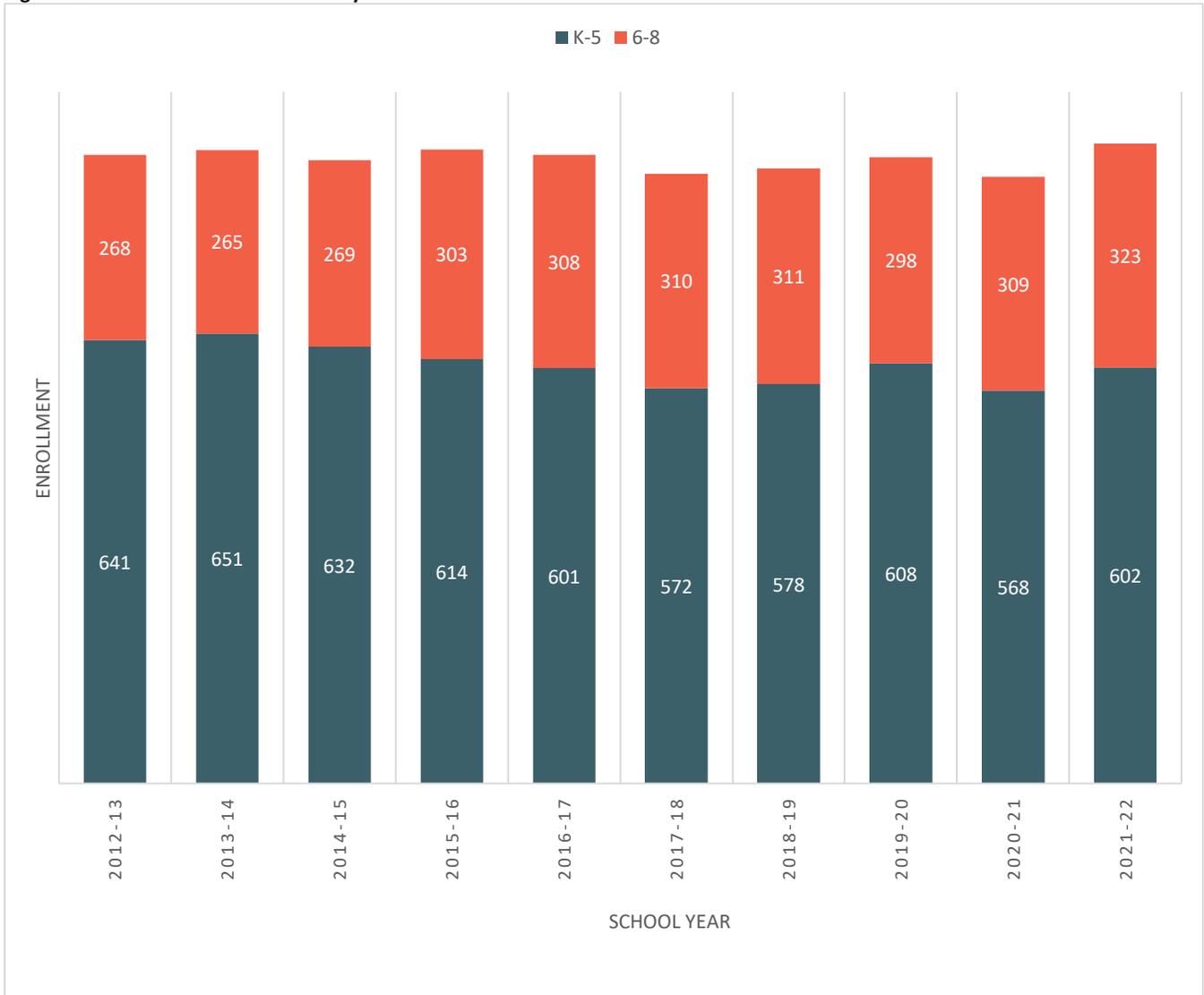


### Private School Trends

While direct public-to-private and private-to-public student transfer data is not readily available, it is possible to compare historical enrollments to determine if there is a significant correlation between public school enrollments as compared to private school enrollments.

Private school enrollments for schools located within the District were collected from the California Department of Education for years 2012-13 to 2021-22. During this time, total private school enrollments increased from 909 to 925, or 1.8%. However, elementary grade enrollment across all the private schools in the District decreased by 6.1%, which coincides with enrollment growth at MCSD elementary schools. Private enrollment of grades 6-8 increased by 20.5% during the last decade. In 2020, unlike in some other areas of the State and Marin County, Miller Creek area private schools did not see a sudden gain in students. Figure 12 shows private school enrollment by grade level.

**Figure 12. Private School Enrollments by Grade for Private Schools Located within MCSD**



Source: California Department of Education.

## Community Demographics

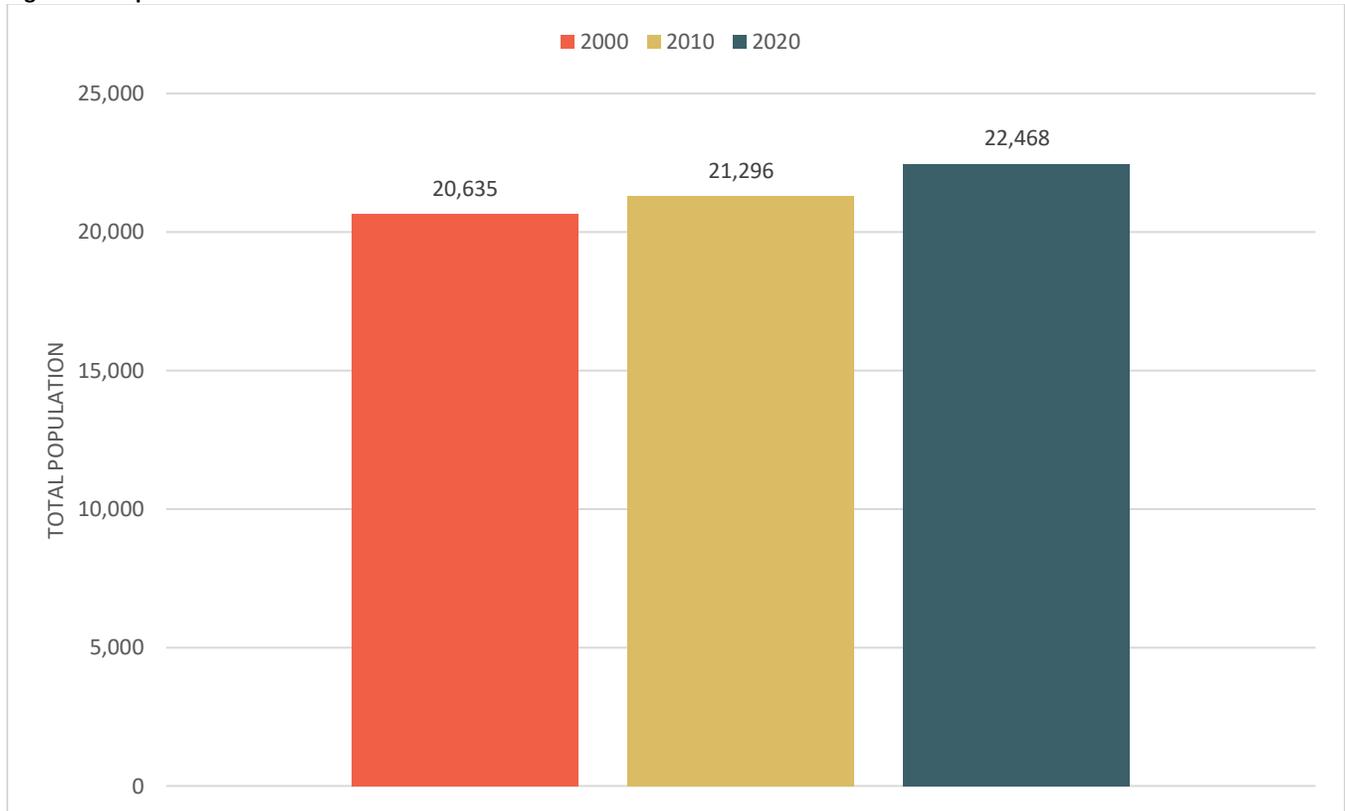
The Miller Creek School District serves the northern portion of the City of San Rafael, as well as nearby unincorporated areas of Marin County including the Lucas Valley planning area. This community demographic analysis will focus on the general population residing within the MCSD boundary as shown in Figure 1 in Section A of this document. Census data from 2000 and 2010 is from decennial Census counts, while 2020 data is from the most recent Decennial census if available, and otherwise is sourced from the most recent American Community Survey (ACS) estimates.

### Population Trends (2020 Decennial Census)

The MCSD boundary has a total population of approximately 22,468 according to 2020 Decennial United States Census. This represents growth of 5.5% since 2010 (Figure 13).

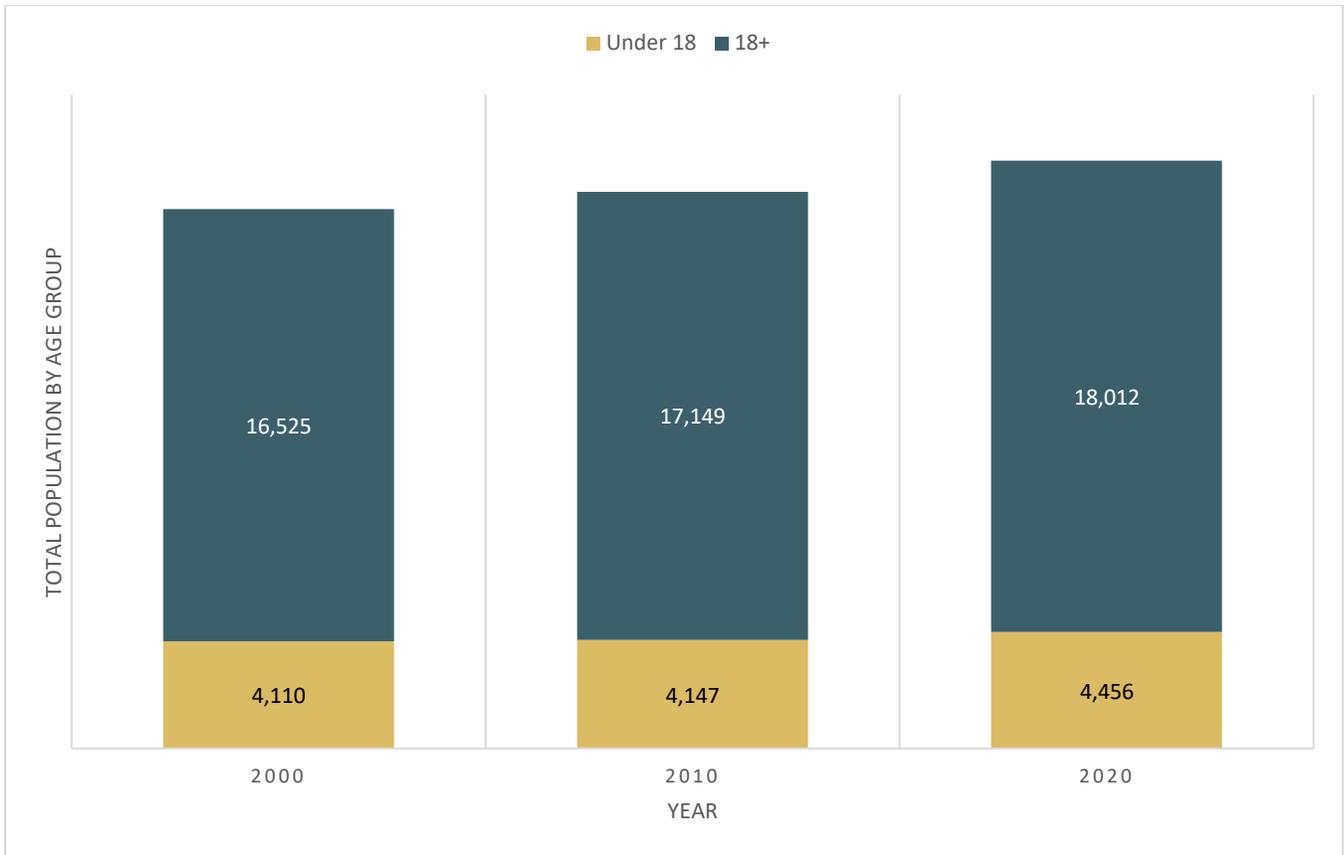
However, it is crucial to break this overall population down by age to better understand the community. While detailed age data is not yet available for the 2020 Decennial Census, there is a breakdown of the population over and under 18 years of age. As Figure 14 demonstrates, the District's under-18 population did not increase along with the adult population from 2000 to 2010, but this population did increase from 2010 to 2020. The ratio of each age category is again close in 2020 to what it had been in 2000. By ethnicity, the MCSD community is predominately White (66.9%), which is consistent with historical MCSD enrollment but is also diversifying among the District's younger population cohorts (Figure 15).

Figure 13. Population Growth 2000-2020



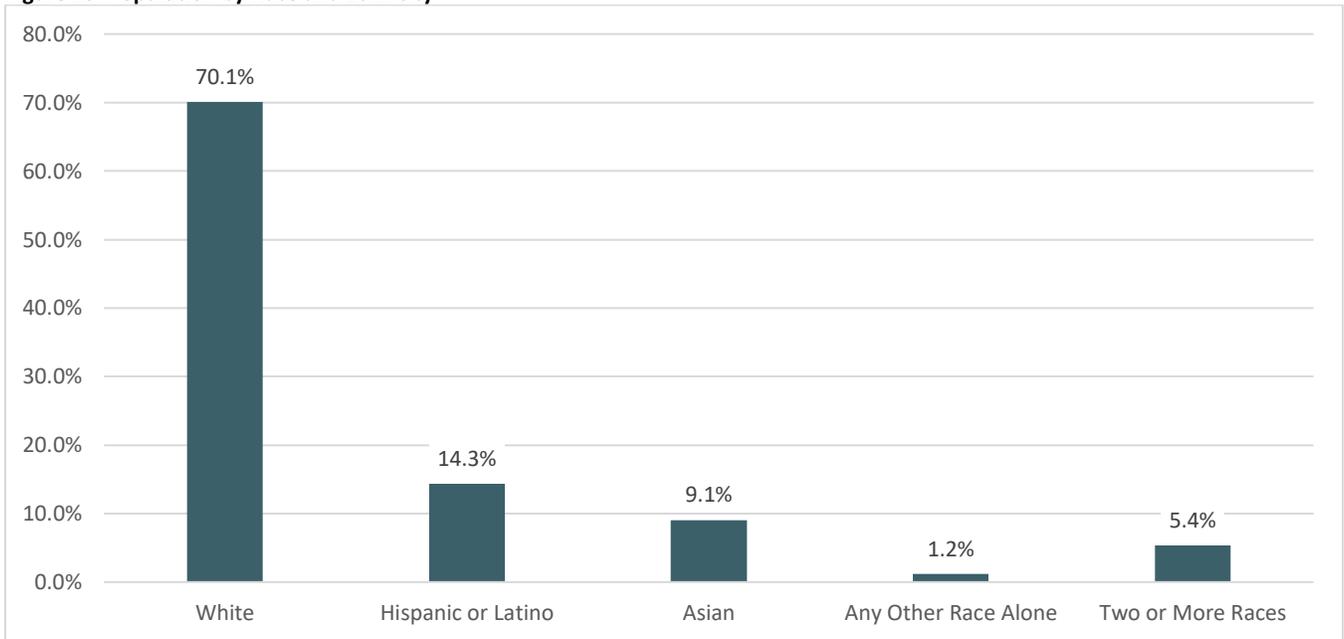
Source: U.S. Census Bureau Decennial Census (2000, 2010, 2020).

Figure 14. Population Growth by Age, 2000-2020



Source: U.S. Census Bureau Decennial Census (2000, 2010, 2020).

**Figure 15. Population by Race and Ethnicity**



Source: U.S. Census Bureau, Decennial Census 2020.

**Household Characteristics (2020 American Community Survey)**

Median household income is notably higher in MCSD compared to the State as a whole (Figure 16).

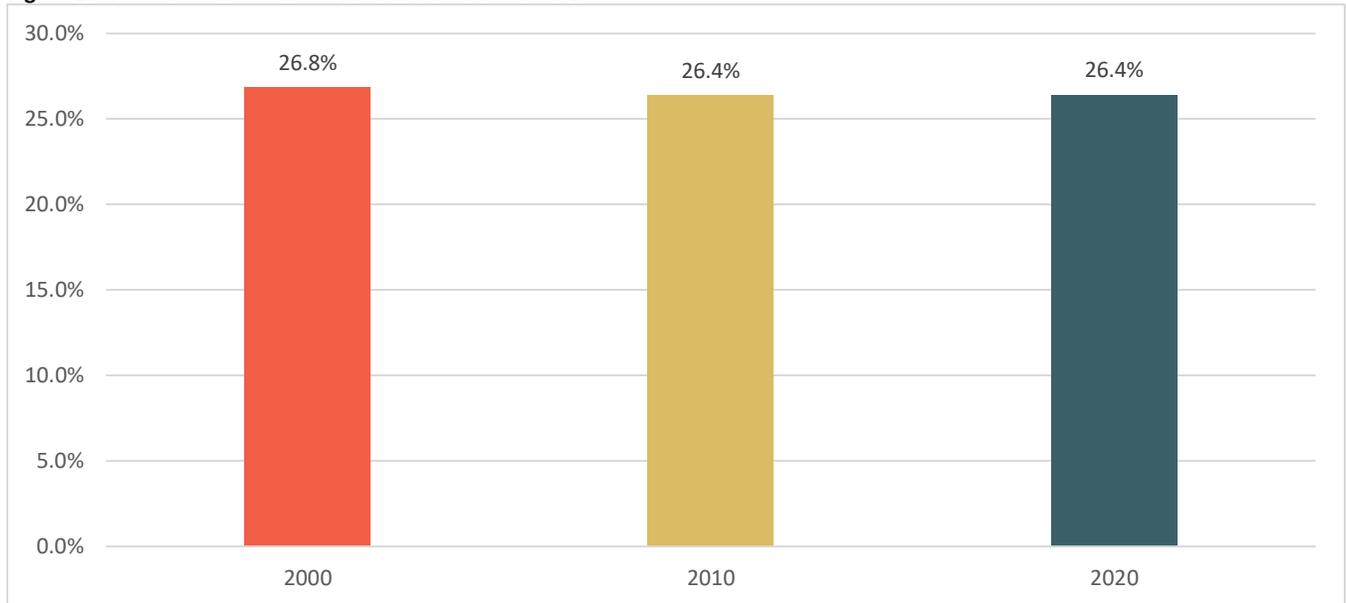
**Figure 16. Median Household Income**



Source: U.S. Census Bureau Decennial Census (2000, 2010), U.S. Census Bureau, ACS, 2019.

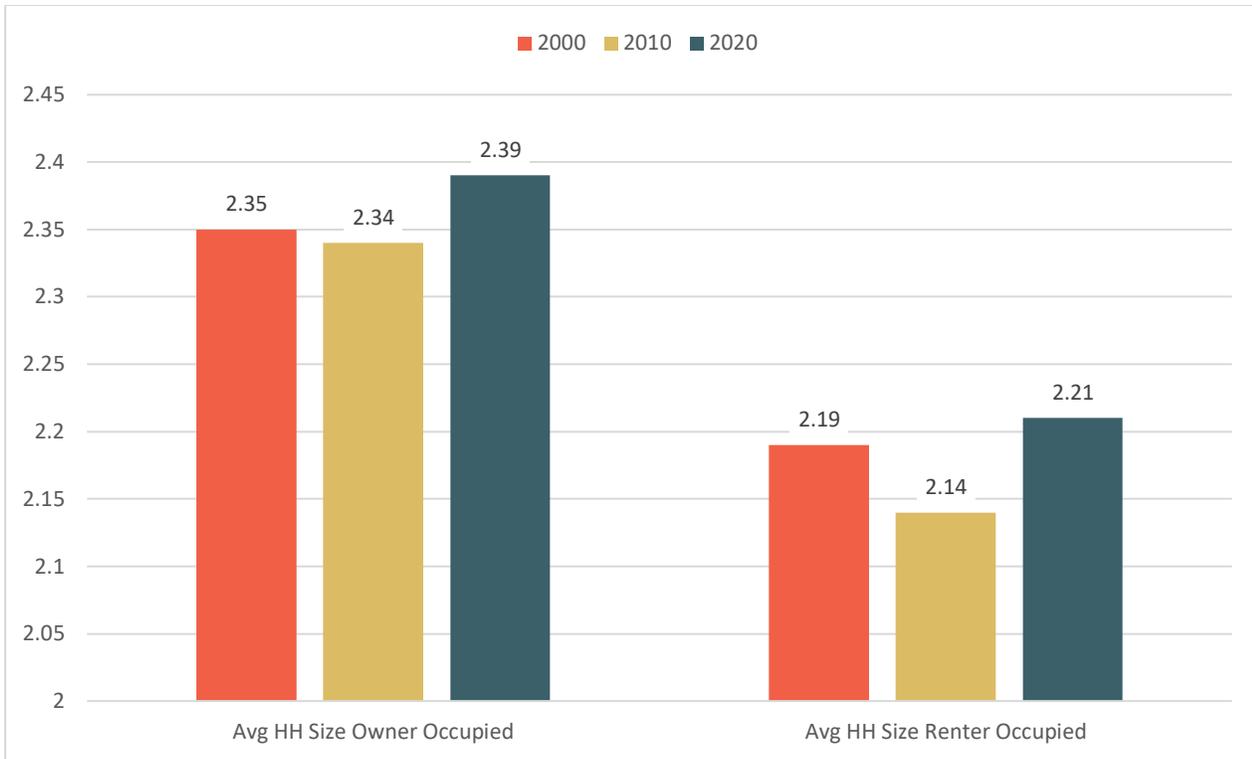
The percent of households with children under 18 remained steady over the previous 20 years. Meanwhile, the total number of persons per household increased slightly between 2000 in 2020, after dipping in 2010 (Figures 17-18).

**Figure 17. Percent of Households with Individuals Under 18**



Source: U.S. Census Bureau Decennial Census (2000, 2010), U.S. Census Bureau, ACS, 2020.

**Figure 18. Number of Persons per Household**

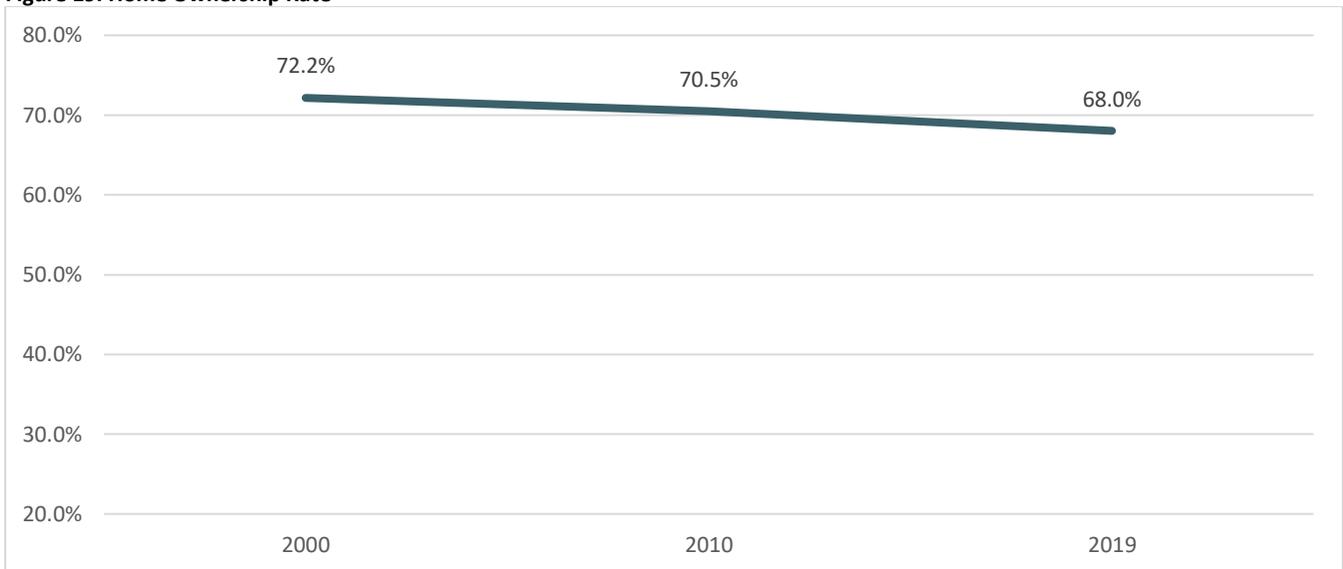


Source: U.S. Census Bureau Decennial Census (2000, 2010), U.S. Census Bureau, ACS, 2020.

**Home Ownership and Median Home Values (2020 American Community Survey)**

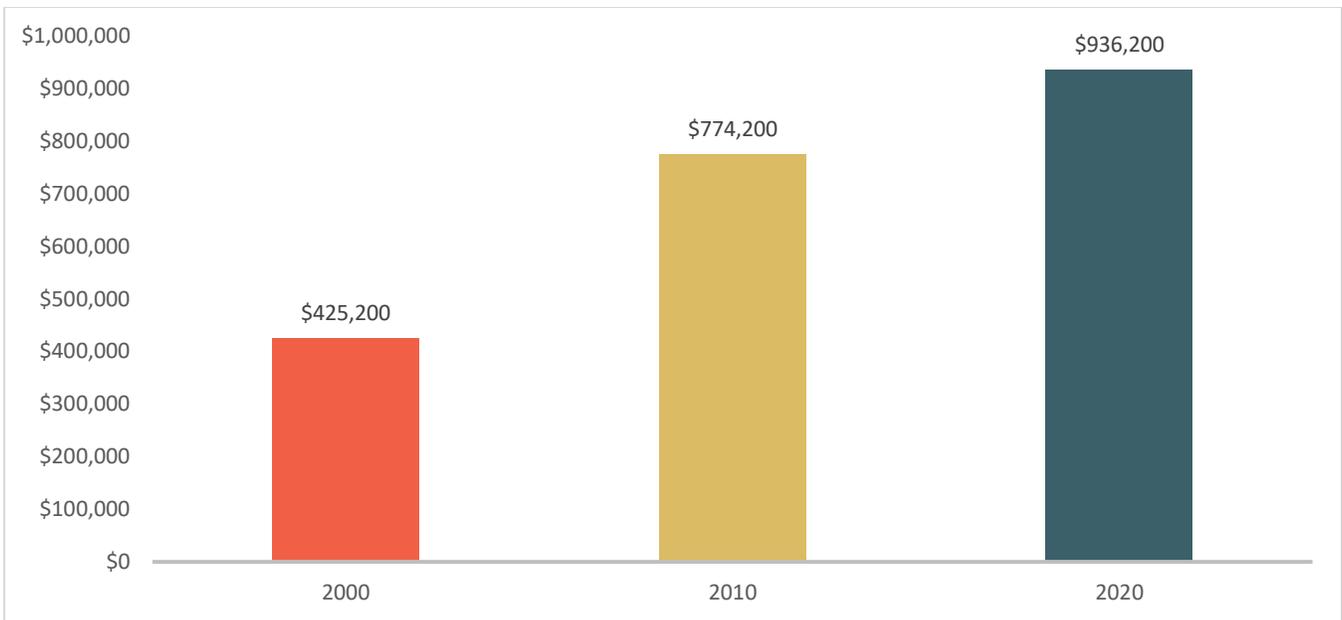
Home-ownership in the District (the percent of non-vacant housing units occupied by the owner) decreased during the study period, remaining high overall compared to many other areas of the State (Figure 19). The median home value in the District of owner-occupied housing units, according to Census estimates, is currently \$936,200 (Figure 20).

**Figure 19. Home Ownership Rate**



Source: U.S. Census Bureau Decennial Census (2000, 2010), U.S. Census Bureau, ACS, 2020.

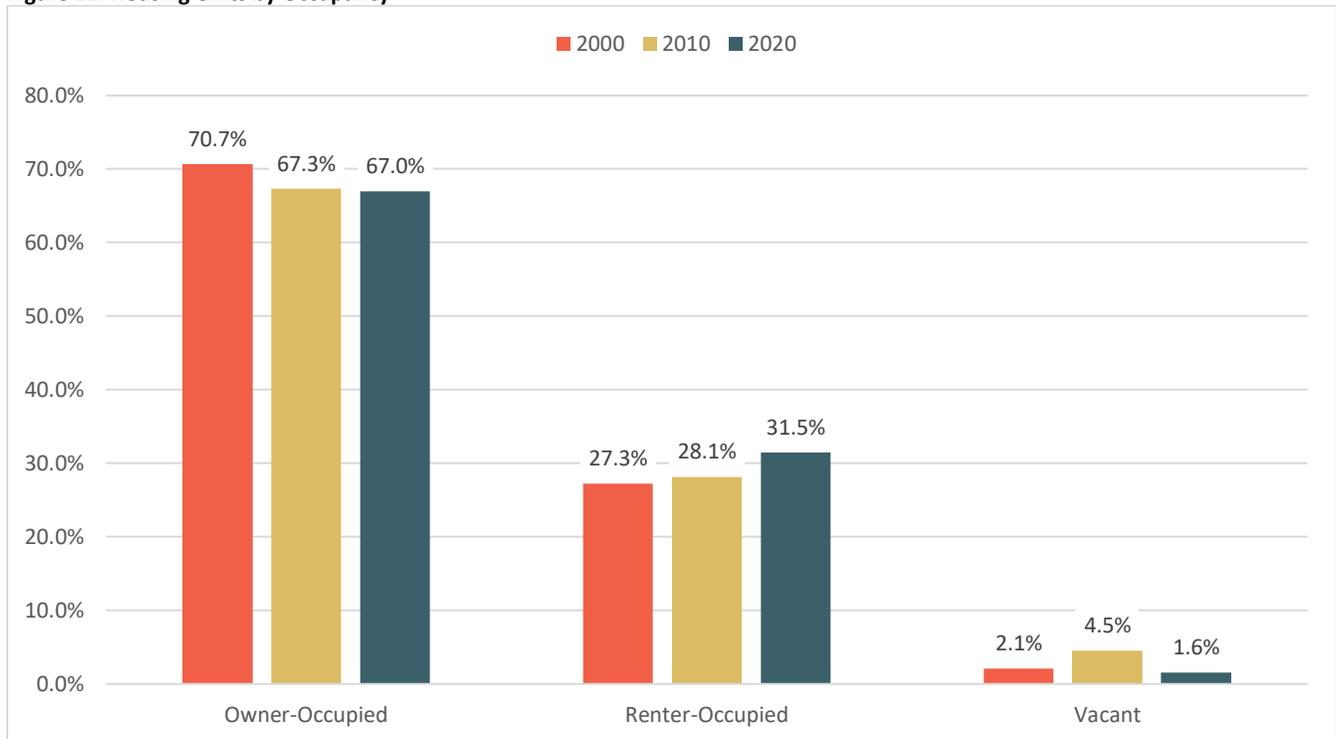
**Figure 20. Median Value of Owner-Occupied Units**



Source: U.S. Census Bureau Decennial Census (2000, 2010), U.S. Census Bureau, ACS, 2020.

The percent of owner-occupied units decreased from 2000 to 2020, while the percent of renter-occupied housing units increased. The vacancy rate for all housing units in the District remains low at 1.6% after increasing during the recession of 2010.

**Figure 21. Housing Units by Occupancy**



Source: U.S. Census Bureau Decennial Census (2000, 2010), U.S. Census Bureau, ACS, 2020.

## SECTION C: STUDENT GENERATION RATES

### *Student Generation Rates: New Construction*

Student generation rates are one of the critical components of facility planning. When analyzing the impacts of future residential development, student generation rates are used to project the number of students the District can expect from planned developments. The data is used to determine if and when new school facilities will be needed and to make critical facility decisions, such as potential school assignment adjustments or the addition of new classrooms to existing sites. The housing mix of the planned development, including detached units, attached units, apartments, and affordable units, is compared to similar recently constructed housing in the District to project how many students will reside in the new development. Then, the number of years a new development will take to be completed is calculated with the projected number of students from the various housing types. This determines how many students from each grade level will be generated over the build-out of the new community.

King Consulting utilized a real estate database to locate and survey recently constructed homes within the District. These properties were cross-referenced with the 2022-23 MCSD student list to determine the number of students generated per housing unit by grade level and by housing type. Some older multi-family units were surveyed, as family turnover is higher in rental units, and it is important to see the student generation effect of more established units. Little affordable housing has been constructed within the Miller Creek School District, so this analysis uses student generation rates from the adjacent San Rafael City Schools.

A total of 9 single-family detached, 60 single-family attached, 814 multi-family, and 220 affordable units were surveyed throughout the District. The K-8 District-wide student generation rates by typology are outlined in Table 7. Student generation rates are highest in affordable housing units. Single-family attached housing, which includes condominiums and townhomes, generates students at the lowest rate.

**Table 7. Student Generation Rates: New Construction**

Residence Type	K-5 SGR	6-8 SGR	Total SGR
Single-Family Detached	0.111	0.222	<b>0.333</b>
Single-Family Attached	0.083	0.033	<b>0.117</b>
Multi-Family	0.129	0.064	<b>0.193</b>
Affordable	0.282	0.182	<b>0.464</b>

## SECTION D: RESIDENTIAL DEVELOPMENT/LAND USE & PLANNING

It is imperative to monitor residential development, as new development will generate additional students for the school district to house and will affect where and how school facilities will be constructed as well as the fate of older schools within the District. The Miller Creek School District serves the portions of the City of San Rafael and unincorporated Marin County. Planning documents at these entities were referenced to provide information regarding current and planned residential development.

There has been very little recent large scale residential development within the District. However, the City of San Rafael recently approved a relatively large multi-family residential project (Los Gamos Apartments), and there is an active proposal preparing an environmental impact report (EIR) for a much larger project (Northgate Town Square). Additional projects have been proposed without as certain of timelines for approval and/or construction.

Both the City of San Rafael and Marin County are also in the process of updating their Housing Elements, which entails the identification of housing opportunity sites that could support development of additional housing units. Many of the opportunity sites identified in these documents are within the Miller Creek School District. While these sites' inclusion in the Housing Elements does not guarantee that housing will be built by 2030, it does mean that zoning or other regulations may be changed to remove impediments that might formerly have existed to prevent specific proposals for these sites.

Table 8 details these projects. Each project's name, number of proposed or potential units by type, and students that could be generated by 2030 are shown. The table also indicates a range of projections for each project. All identified development opportunity sites and current applications are included in the High projection. Only some of the opportunity sites and less certain proposals are included in the Moderate projection. The Low projection only includes the two projects with current approvals or EIR timelines. Additional details of how these projects and their impact to enrollment projections are conducted will be discussed in Section F.

Figure 22 displays the location of the projects, with coloring to indicate inclusion in the Low, Moderate, or High tier of projections.

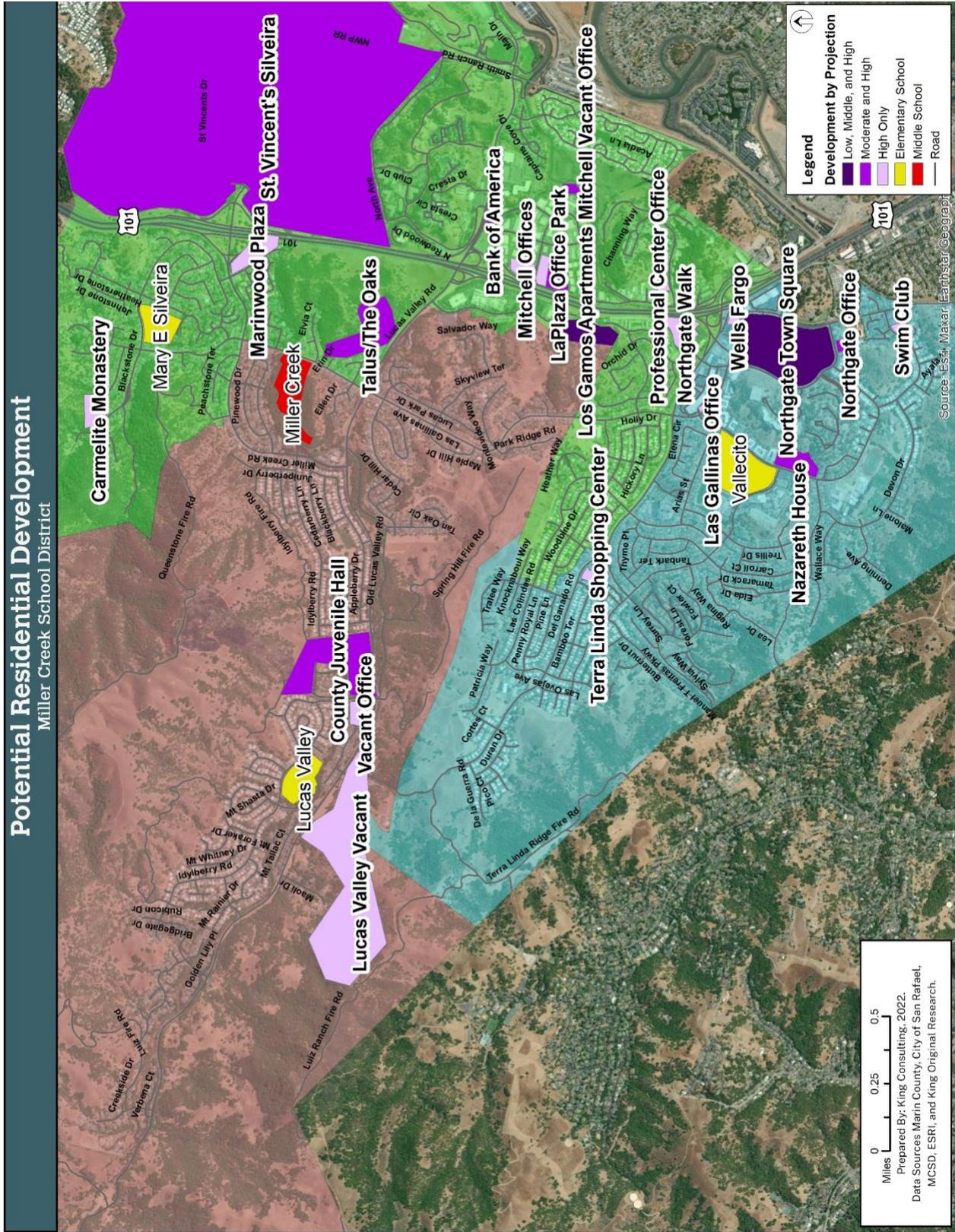
**Table 8. City of San Rafael and Marin County Residential Projects**

Name	Total Units	SFD	SFA	MF	AFF	Students by 2030	Added to Low	Added to Moderate	Added to High
Los Gamos Apartments	192			169	23	43	X	X	X
Northgate Town Square	1,320			1,224	96	202	X	X	X
Bank of America	50				50	23		X	X
County Juvenile Hall	80				80	37		X	X
LaPlaza Office Park	179		162		17	27		X	X
Mitchell Vacant Office	20			20		4		X	X
Nazareth House	97		88		9	14		X	X
Northgate Office	75				75	35		X	X
St. Vincent's	680	240			440	284		X	X
Talus LLC	28	28				9		X	X
Carmelite Monastery	32		32			4			X
Las Gallinas Office	17				17	8			X
Lucas Valley Vacant	26	26				9			X
Margarita Plaza	93		84		9	14			X
Marinwood Plaza	100				100	46			X
Mitchell Offices	110				110	51			X
Northgate Walk	136		122		14	30			X
Professional Center Office	30				30	14			X
Swim Club	20		18		2	3			X
Terra Linda Shopping Center	90				90	42			X
Vacant Office	58				58	27			X
Wells Fargo	56				56	26			X
<b>Total Added to Low</b>	<b>1,512</b>	<b>0</b>	<b>0</b>	<b>1,393</b>	<b>119</b>	<b>245</b>			
<b>Total Added to Moderate</b>	<b>2,721</b>	<b>268</b>	<b>250</b>	<b>1,413</b>	<b>790</b>	<b>678</b>			
<b>Total Added to High</b>	<b>3,489</b>	<b>294</b>	<b>506</b>	<b>1,413</b>	<b>1,276</b>	<b>952</b>			

**Figure 22. Miller Creek School District Residential Development Projects**

# Potential Residential Development

Miller Creek School District

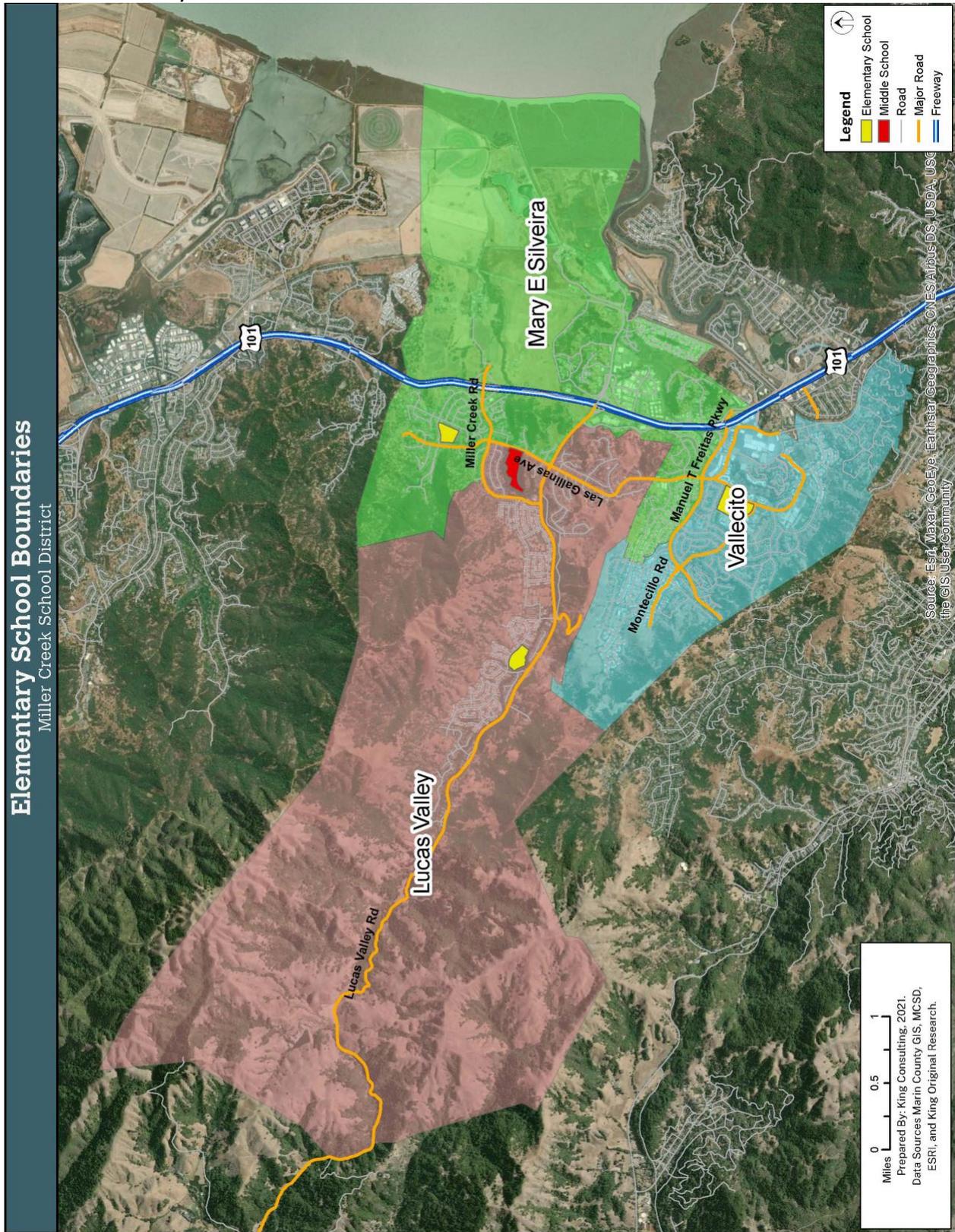


## SECTION E: SPATIAL ANALYSIS

The consultant utilized a computer mapping software, a Geographic Information System (GIS), to map and analyze the Miller Creek School District. A GIS is a collection of computer hardware, software, and geographic data that allows for the capture, storage, editing, analysis, and display of all forms of geographic information. Unlike a one-dimensional paper map, a GIS is dynamic in that it links location to information in various layers to spatially analyze complex relationships. For example, within a GIS you can efficiently analyze where students live vs. where students attend school.

Combining District-specific GIS data (students, attendance areas, land use data, etc.) with basemap data (roads, rivers, school sites, etc.) enables the District to understand data in new ways and enhance its decision-making processes. A map showing District elementary school boundaries is provided in Figure 23.

Figure 23. MCSD Elementary School Boundaries

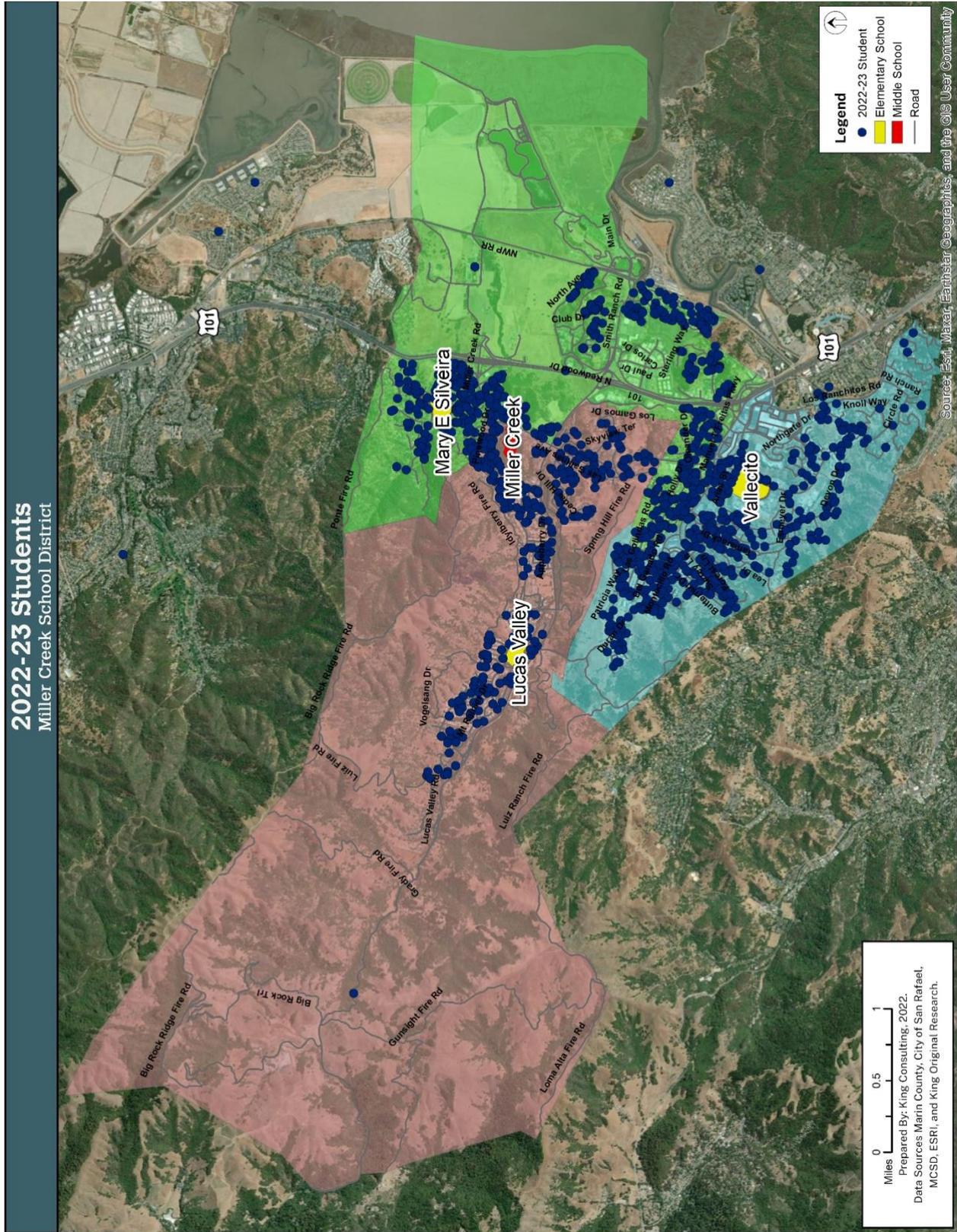


***Student Data***

King Consulting mapped the 2022-23 student information database by a process called geocoding. The address of each individual MCSD student was matched in the MCSD GIS. This resulted in a point on the map for each student (Figure 24). This map demonstrates the distribution of 2022-23 students (or lack thereof) in the various areas of the District.

It is useful to see the distribution of the students provided in the list throughout the District, as the proximity of students to schools with relatively more or less available capacity is a key area of interest for the District, especially in the context of potential residential development that might concentrate enrollment at one site and unbalance current attendance areas.

Figure 24. 2022-23 Student Distribution



**Student Densities**

Once the 2022-23 students were mapped, they were analyzed according to their attendance boundary:

1. The highest number of students reside in the Mary Silveira boundary.
2. The fewest number of students reside in the Lucas Valley boundary.

**Attendance Matrices**

An important factor in analyzing the MCSD student population is determining how each school is serving its neighborhood population. An attendance matrix is included to provide better understanding of where students reside versus where they attend school. The attendance matrix table compares the 2022-23 MCSD students by their school of residence versus their school of attendance<sup>1</sup>.

- Schools listed across the top of the table are schools of residence, and each column shows where the students who live in that boundary attend school.
- Schools listed down the left-hand side of the table are schools of attendance, and each row shows the boundary of residence for students who attend that school.

In-migration refers to students attending a school but not residing in its boundary. Out-migration refers to students leaving their school boundary to attend a different District school. Inter-district transfer students who live outside of MCSD are included in the analysis of in-migration. This detailed analysis demonstrates the District is experiencing some in-migration and out-migration across many of its school sites, particularly into Lucas Valley Elementary, where there are many fewer residents compared to the other elementary boundary areas.

**Elementary School Matrix**

Table 9 demonstrates the rates of elementary in-migration; from 6.9% at Vallecito Elementary School to 22.6% at Lucas Valley Elementary School (in other words, 22.6% of Lucas Valley enrollment is comprised of students not residing within the Lucas Valley boundary).

Likewise, the matrix also demonstrates the rates of elementary out-migration; from 4.9% at Lucas Valley Elementary School to 13.4% at Mary E. Silveira Elementary School (in other words, 13.4% of the elementary students residing in the Mary E. Silveira elementary school boundary attend a school other than Mary E. Silveira).

Net migration is the difference between the number of students migrating into the school and the number of students migrating out of the school boundary. Net migration only counts students migrating into or out of one of the MCSD elementary schools without consideration of inter-district students and is meant to compare these schools to each other in terms of where MCSD students are choosing to attend. Given its high rate of in-migration and low rate of out-migration, Lucas Valley has positive net migration, while the other two schools have negative net migration.

**Table 9. Elementary Attendance Matrix**

	Lucas Valley	Mary E. Silveira	Vallecito	Other Districts	Total Enrolled
Lucas Valley	274	41	35	4	354

<sup>1</sup> These student totals were derived from the geocoded 2020-21 student list and therefore may not precisely match the 2020-21 MCSD enrollment data totals as reported to CDE.

Mary E. Silveira	11	402	13	8	434
Vallecito	3	21	392	5	421
<b>Total Residing</b>	<b>288</b>	<b>464</b>	<b>440</b>	<b>17</b>	<b>1,209</b>

<b>Outflow to other Attendance Areas</b>	14	62	48
<b>Inflow from other Attendance Areas</b>	76	24	24

<b>Inflow from Other Districts</b>	4	8	5
------------------------------------	---	---	---

<b>% In-Migration</b>	22.6%	7.4%	6.9%
<b>% Out-Migration</b>	4.9%	13.4%	10.9%

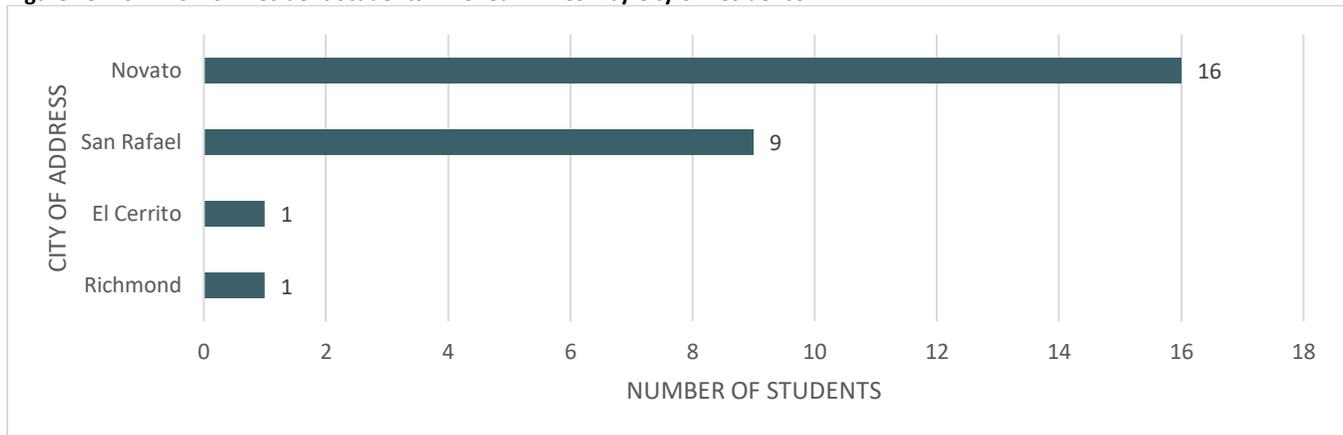
<b>Net Migration between Attendance Areas</b>	62	-38	-24
-----------------------------------------------	----	-----	-----

### **Non-Resident Student Trends**

#### ***Non-Resident Students Enrolled at MCSD***

MCSD students residing outside of the District were isolated and measured for purposes of evaluating the impact to District enrollments and District facilities. 27 students in the provided student list, representing 1.5% of all students, reside outside of the MCSD boundary. Figure 25 displays the city of residence according to the students’ provided residence address. Most of the District’s non-resident students come from Novato or portions of San Rafael served by San Rafael City Schools. It is also important to note that the District Board has currently suspended approval of any new transfers into the District.

**Figure 25. 2022-23 Non-Resident Students Enrolled in MCSD by City of Residence**



## **SECTION F: ENROLLMENT PROJECTIONS**

To effectively plan for facilities, boundary changes, or policy changes for student enrollments, school district administrators need a long term enrollment projection. King Consulting prepared enrollment projections for MCSD through the 2030-31 school year, utilizing the industry standard cohort “survival” methodology. While based on historical enrollments, the consultant adjusts the calculation for:

1. Historical and projected birth data (used to project trends in future kindergarten students);
2. The addition of students generated by residential development;

3. Weighting or de-weighting anomalous years of student migration, such as that experienced by the District during the COVID-19 pandemic.

Given some continued uncertainty over COVID-19 and given that there is a wide range of development that might occur within the District before 2030, the enrollment projections prepared this year must account for a high degree of variance. The specific assumptions that went into the Low, Moderate, and High enrollment projections based on these considerations will be explained in more detail later in this section.

### **Historical and Projected Birth Data**

Close tracking of local births is crucial for projecting future kindergarten students. Births are the single best predictor of the number of future kindergarten students to be housed by the District. Birth data is collected for the Miller Creek School District by the California Department of Health Services using ZIP Codes<sup>2</sup> and is used to project future TK and kindergarten class sizes.

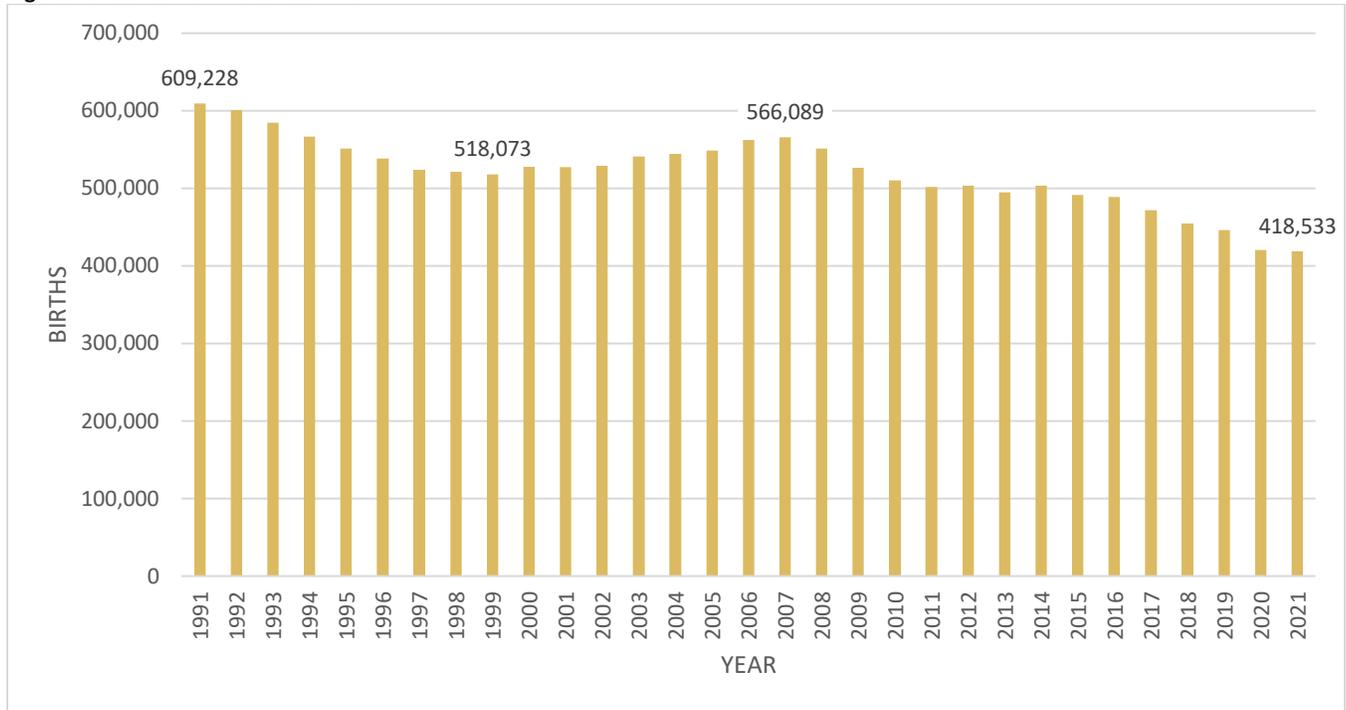
Since 2007, births in California have declined significantly (Figure 26). In 2021, Californians gave birth to 418,533 children, setting a record low since 1990 for the seventh straight year. The one-year decrease in births recorded in 2020 was the largest since 1995. Women in California continue to put off having children until later in life. Recent birth rates in California fell for mothers under 30 but rose for mothers 30 and older.

In Marin County, births declined in the late 1990s before increasing through the early 2000s (as also occurred throughout California). In 2007, County births totaled 2,818, which currently represents the last time births topped 2,800. From 2007 to 2020, Marin County births decreased by more than 26%, which slightly exceeded the rate of decline in births at the State level (Figure 27). However, in 2021 births in Marin County totaled 2,328, the highest total since 2014 and an increase of almost 12% over the total births in 2020.

---

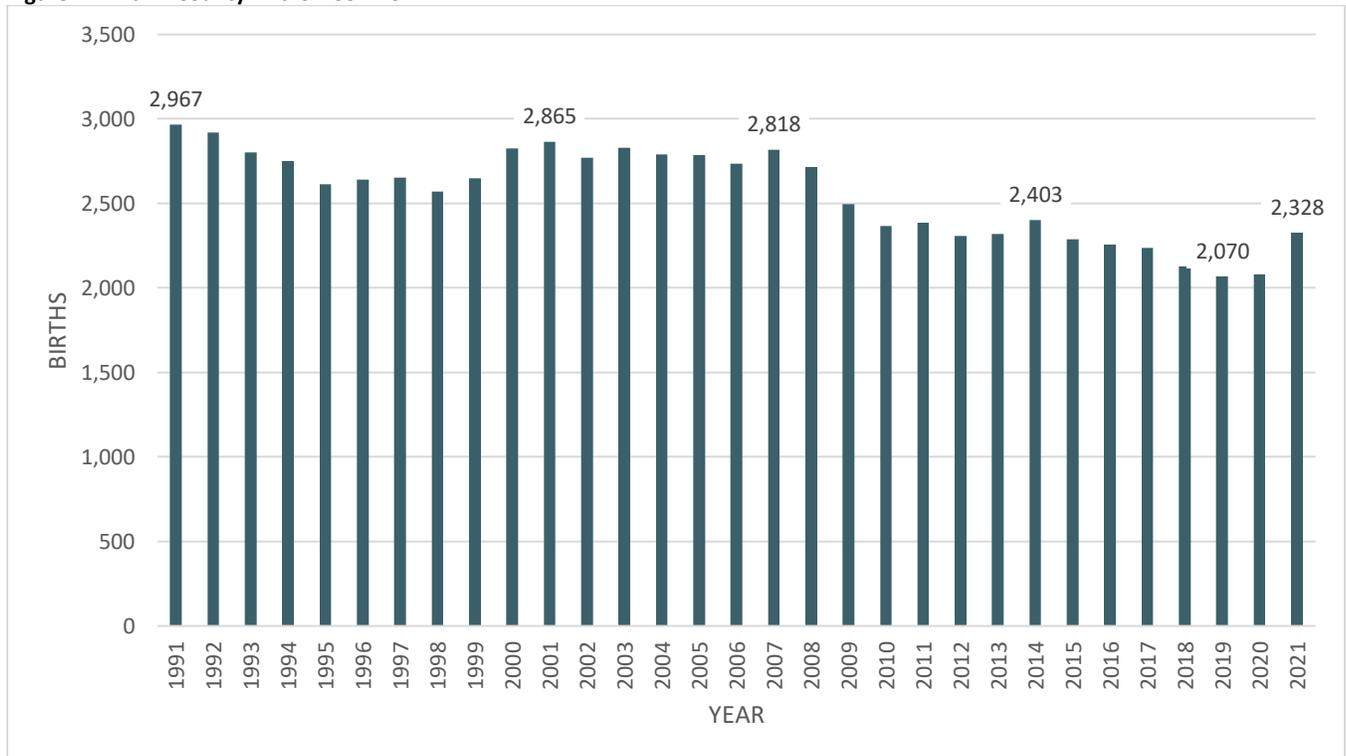
<sup>2</sup> The consultant utilized ZIP Code 94903.

**Figure 26. California Births: 1991-2021**



Source: California Department of Public Health.

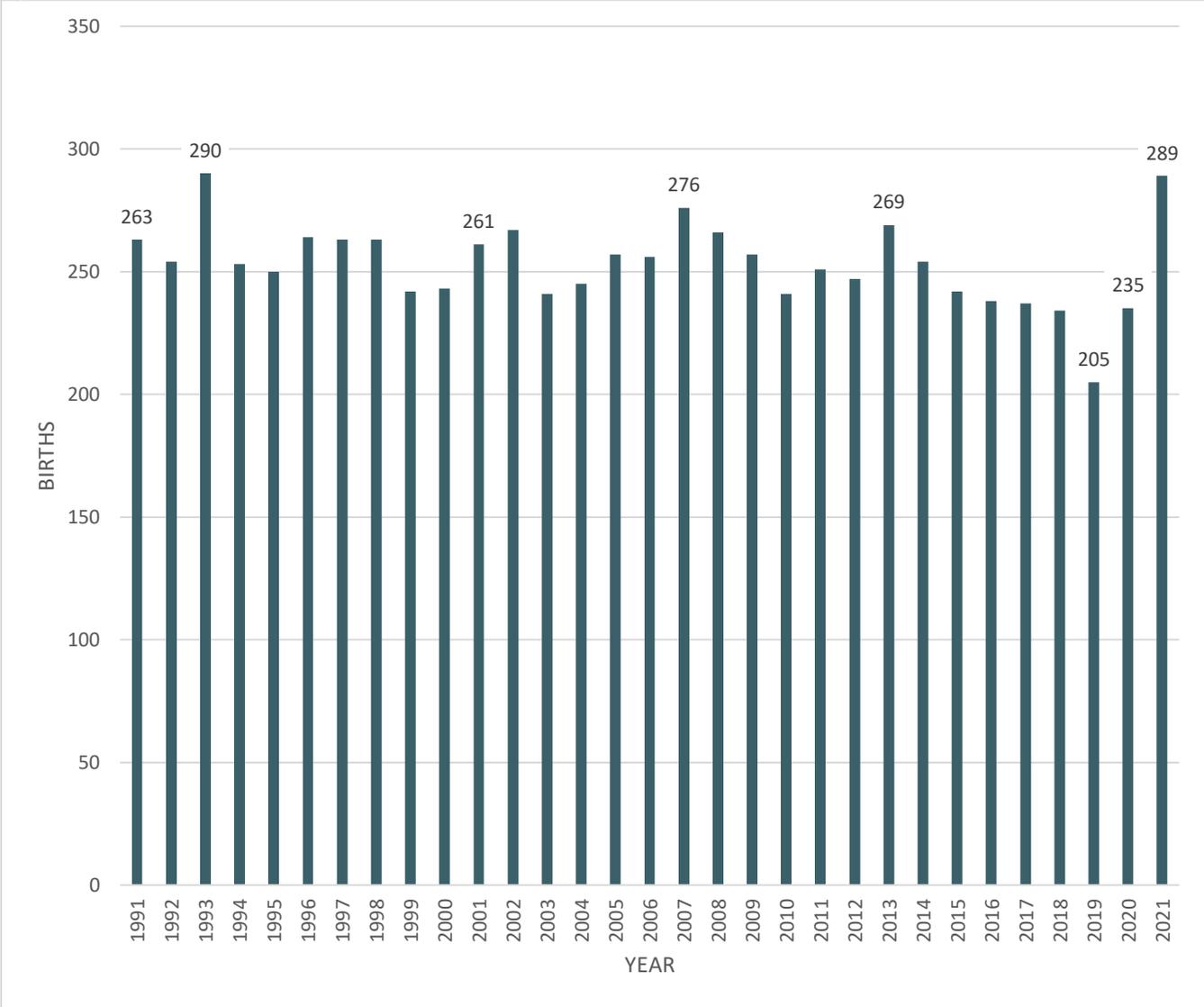
**Figure 27. Marin County Births: 1991-2021**



Source: California Department of Public Health.

Births in the Miller Creek School District have been more stable overall in the last few decades. After recording a record low number of births in 2019 with 205, the District’s births reached its highest level since 1993 with 289 births in 2021 (Figure 28). Birth totals recorded by the California Department of Public Health through August 2022 indicate the District is on pace to record around 261 births in 2022, which indicates the trend of lower births from 2015 through 2020 may be reversing. It will be critically important to track local births in the coming years to confirm these trends.

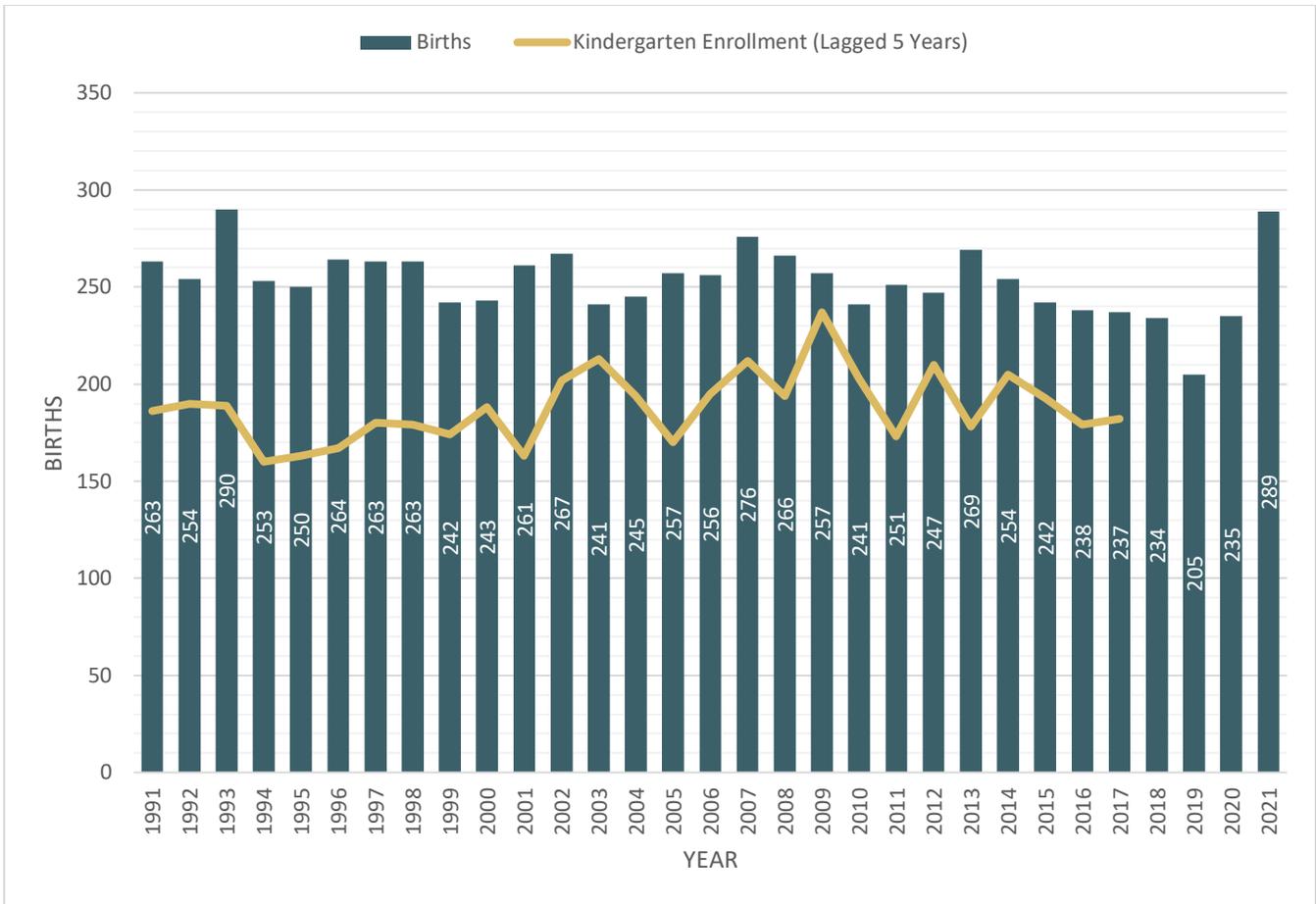
**Figure 28. MCSD Births: 1991-2021**



Source: California Department of Public Health.

The number of children born to parents who live in MCSD is correlated with the size of the incoming kindergarten cohort five years later. Therefore, King Consulting uses recent birth data as the most important factor when projecting future kindergarten students for MCSD to house. Figure 29 demonstrates this relationship.

**Figure 29. Births Compared to Kindergarten Enrollments (Lagged 5 Years)**



Source: California Department of Public Health and CDE.

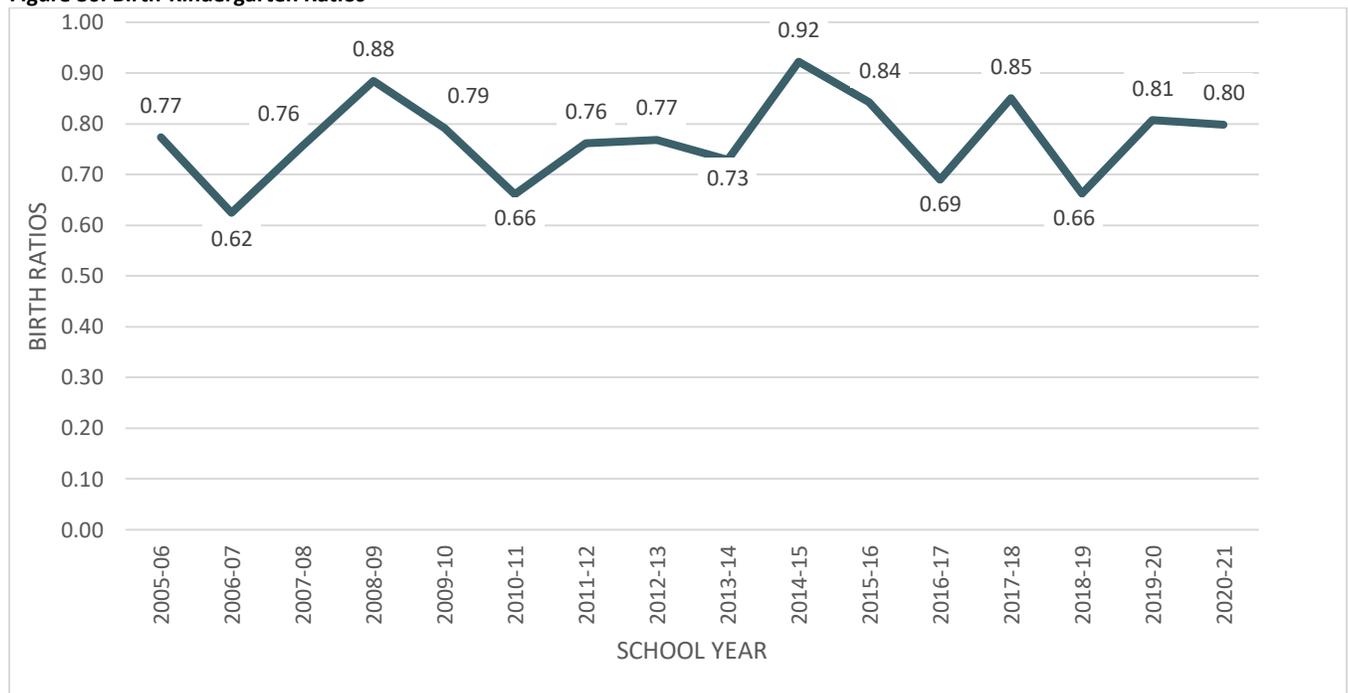
There is rarely a one-to-one correspondence between births and subsequent kindergarten enrollments. Table 10 and Figure 30 demonstrate the MCSD birth-to-kindergarten ratios. The ratio provides the percentage of births that result in kindergarten enrollments in the District five years later. It is a net rate because children move both into and out of the District. The ratio of MCSD births to MCSD kindergarten enrollments has remained between 0.75 and 0.85 in most years since 2007-08, including each of the last four years. However, since a noted increase in this ration in 2014, it has been gradually trending lower, with future ratios likely to remain between 0.75 and 0.8. Currently, the birth-to-kindergarten ratio is 0.77, meaning that for every 100 births in 2017, approximately 77 children enrolled in MCSD kindergarten classes five years later (in 2022).

While the District experienced some other enrollment effects due to the COVID-19 pandemic, its kindergarten enrollment compared to births during the 2020-21 and 2021-22 school years were in line with other recent years.

**Table 10. Birth-Kindergarten and Birth-Transitional Kindergarten Ratios**

Birth Year	Births	Increase	Kindergarten Year	Kindergarten Enrollment	Ratio of Births to Kindergarten Enrollment
2002	267	2.3%	2007-08	202	0.76
2003	241	-9.7%	2008-09	213	0.88
2004	245	1.7%	2009-10	194	0.79
2005	257	4.9%	2010-11	170	0.66
2006	256	-0.4%	2011-12	195	0.76
2007	276	7.8%	2012-13	212	0.77
2008	266	-3.6%	2013-14	194	0.73
2009	257	-3.4%	2014-15	237	0.92
2010	241	-6.2%	2015-16	203	0.84
2011	251	4.1%	2016-17	173	0.69
2012	247	-1.6%	2017-18	210	0.85
2013	269	8.9%	2018-19	178	0.66
2014	254	-5.6%	2019-20	205	0.81
2015	242	-4.7%	2020-21	193	0.80
2016	238	-1.7%			
2017	237	-0.4%			
2018	234	-1.3%			
2019	205	-12.4%			
2020	235	14.6%			
2021	289	23.0%			

**Figure 30. Birth-Kindergarten Ratios**



The projected birth-to-kindergarten ratios are multiplied by the number of births each year to project future kindergarten enrollments. King Consulting anticipates the birth to kindergarten ratio in the moderate enrollment projection will continue to align with recent trends and remain between 75% and 80% of the number of births. To project kindergarten classes beyond 2026, birth for 2022 through July were extrapolated to a full year total, and for subsequent years County and local births were analyzed using trend analysis to estimate future totals.

It is important to note that 2022-23 was the first year Miller Creek School District offered Transitional Kindergarten after a two year lapse. The ratio of TK enrollment to births from four years previous was 0.18. Future TK enrollment was estimated based on an assumption of growth consistent with expanded eligibility as the program grows to a full grade level by 2025-26. After 2025-26, TK enrollment is projected to continue growing slightly to incrementally approach each cohort's next-year kindergarten enrollment.

### **Student Migration Rates**

The methods of projecting student enrollment in grades 1<sup>st</sup> – 8<sup>th</sup> involve the use of student migration rates. A migration rate is simply how a given cohort changes in size as it progresses to the next grade level.

1. Positive migration occurs when a District gains students from one grade into the next grade the following year. For example, a cohort of 100 1<sup>st</sup> grade students becomes a cohort of 125 2<sup>nd</sup> grade students the following year. In this case, 25 new students enrolled in the District who were not enrolled the prior year<sup>3</sup>.
  - a. Positive migration could be indicative of numerous influences, including the in-migration of families with young children to the District, private to public school transfers, new residential construction, District policy changes, school closures in adjacent Districts, etc.
2. Negative migration occurs when a District loses students from one grade into the next grade the following year. For example, a cohort of 100 1<sup>st</sup> grade students becomes a cohort of 75 2<sup>nd</sup> grade students the following year. In this case, 25 students who were present the prior year are not enrolled in the current year.
  - a. These losses could be indicative of numerous influences including the closure of schools, District policy changes restricting inter-district transfer students, losses to private and charter schools or other Districts, out-migration of families due to economic decline, etc.

As an example, in 2021-22 the District's cohort of 4<sup>th</sup> graders contained 183 students. A year later, these students became a 5<sup>th</sup> grade cohort of 190 students. Using this example, the rate of migration is calculated in the following way:

$$(190-183)/183 = +3.8\%$$

This 3.8% increase is a measure of the likelihood that a 4<sup>th</sup> grade cohort will become larger or smaller as it advances into 5<sup>th</sup> grade the following year. Migration rates are calculated for all grade levels by year and then analyzed by the current grade level configuration to find an average rate of change. Exceptionally high or low migration numbers are usually given lower weight in the calculations, and more recent data is typically given a higher weight. However, since some recent years were

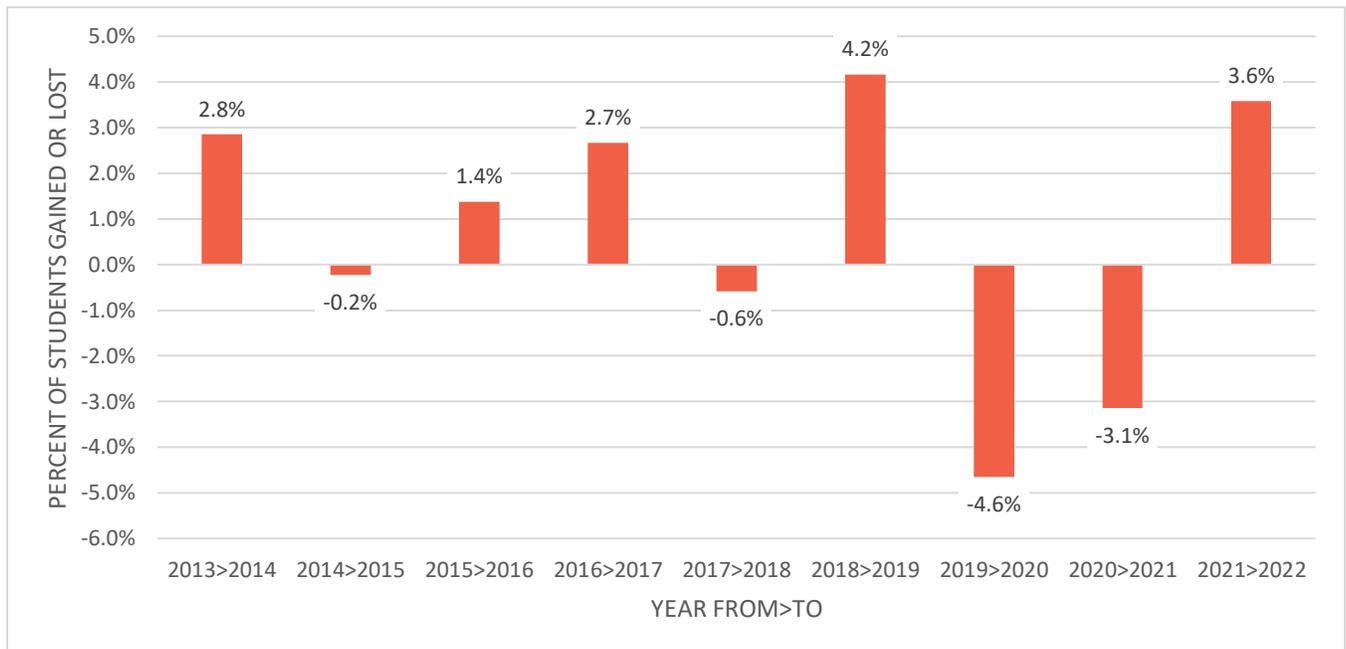
---

<sup>3</sup> These are net measurements.

significantly affected by COVID-19 and migration was more negative than usual across all grade levels, weighting has been adjusted to emphasize pre-COVID years more heavily.

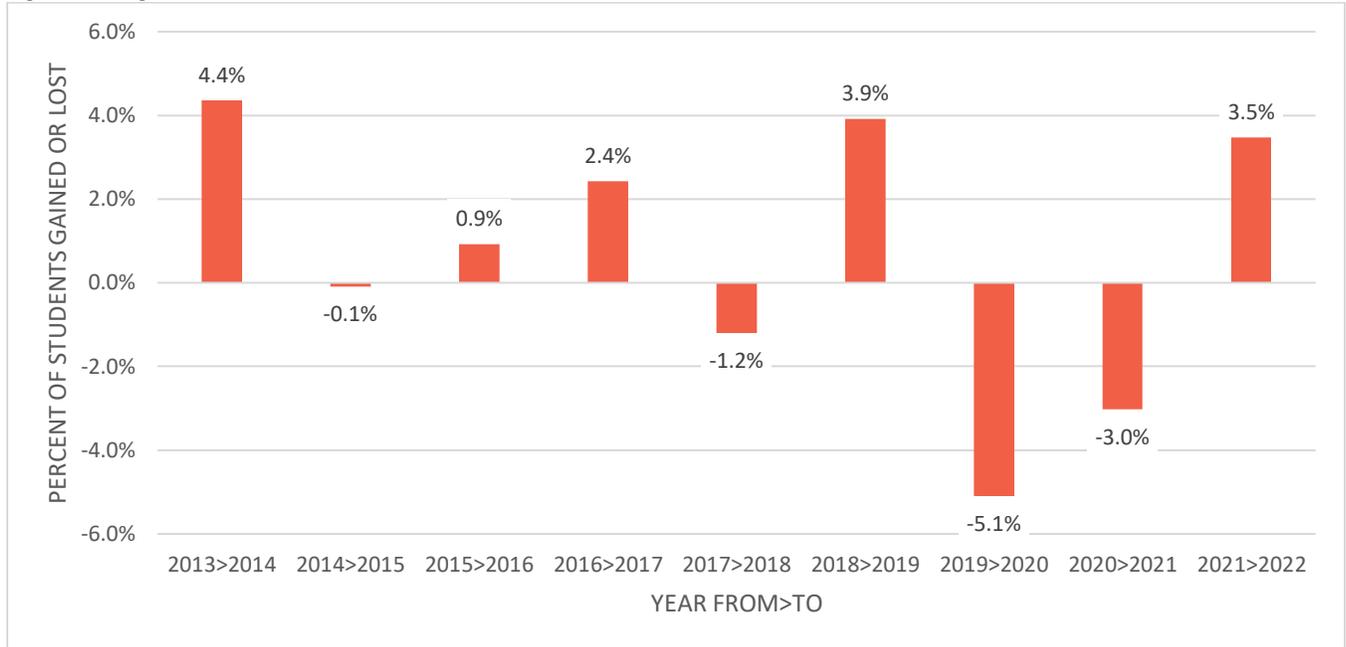
The charts presented in Figures 31-33 demonstrate the percent growth or decline experienced by MCSD cohorts who would be expected to return from one year to the next. In Figure 31, the rate of growth for all students in grades K-7 in one year as they matriculate into grades 1-8 the following year is shown. This chart demonstrates the aberrational nature of cohort growth into the 2020 and 2021 school years, as these highly negative rates of -4.6% and -3.1% are entirely out of line with the generally positive, or at least only slightly negative rates recorded throughout the rest of the decade. The current year's cohort growth of all students in grades 1-7 was 3.6%, slightly lower than the growth recorded in 2019 before the pandemic but still higher than any other year in the previous decade.

**Figure 31. Migration Grades K-7 > Grades 1-8**



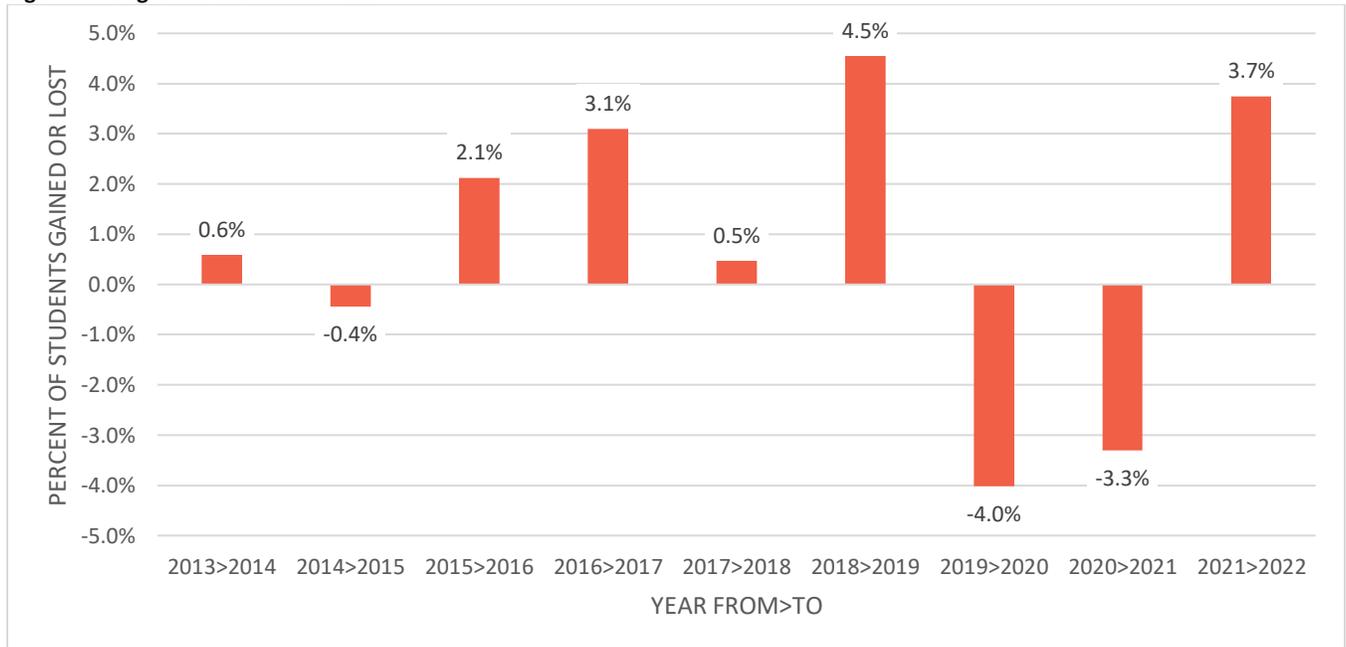
A closer examination of MCSD migration by grade level grouping provides additional insight. MCSD migration at the K-5th grade levels shows the same general pattern as the District-wide analysis, but the severity of the first year of COVID impact was even more pronounced, while the current year is exactly consistent with the last pre-pandemic year (Figure 32).

**Figure 32. Migration Grades K-4 > Grades 1-5**



At the middle school grades, the same general pattern is present, but there was only year outside of the pandemic when cohort growth was not positive (Figure 33).

**Figure 33. Migration Grades 5-7 > 6-8**



## **Enrollment Projections**

The benefit of tracking district demographic trends is the ability to utilize the trend data to project future enrollment. Predicting future enrollment is an important factor affecting many school processes: long-range planning, budgeting, staffing, and anticipating future building and capital needs. King Consulting utilized several tools to project future enrollment, including the most major factors of cohort growth, birth rates, and anticipated or potential residential construction.

The cohort survival method is the standard demographic technique for projecting enrollments. This method was utilized to project enrollments for MCSD. Using this method, the current student body is advanced one grade for each year of the projection. For example, year 2022 first graders become year 2023 second graders, and the following year's third graders, and so on. As a cohort moves through the grades, its total population will, as demonstrated previously in this section, most likely change.

Enrollment projections were prepared by calculating births, birth-to-kindergarten ratios, birth-to-TK ratios, grade-to-grade migration rates, student generation rates, and potential residential development, along with special calculations to account for students who did not enroll in with MCSD during the pandemic but were present before and returned after. The addition of transitional kindergarten as the program expands into a new grade level by 2025-26 is also included in the enrollment projections. King Consulting calculates three distinct enrollment projections: a Low projection, a Moderate projection, and a High projection. Even outside of COVID-19 influences, there is enough variability in recent birth to kindergarten ratios and grade-to-grade migration rates to lead to a range of plausible outcomes for the District's future enrollment over the next few years. On top of this, there is a range of certainty for residential development that may occur in the District by 2030. As previously detailed in Table 8, the Low projection includes only projects with current proposals that are highly likely to enter construction during the enrollment period, the Moderate projection also includes some housing opportunity sites, and the High projection includes all identified housing opportunity sites in the 2023-2030 housing cycle of the City of San Rafael and County of Marin.

By providing a range of baseline enrollment projections that account for the various highest and lowest input factors observed in the last few years, then adding to each baseline the impact caused by a range of assumptions around residential development activity, MCSD can plan for a range of valid possibilities that will be defined by the High and Low projections, especially in the short term when it is more likely that these more extreme factors would occur. Over the full planning period, it is recommended to use the Moderate projection, as the carefully weighted input variables are more likely to even out over time and most closely resemble the Moderate trajectory.

Individual school projections are based on the Moderate District-wide projection.

## Moderate Enrollment Projections

Table 11. MCS D Moderate Baseline Enrollment Projection

Grade	Actual			Projected								
	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	
TK	0	0	43	53	78	106	105	110	124	133	140	
K	193	179	183	181	159	182	224	202	194	202	201	
1	202	194	188	187	186	163	186	229	207	198	206	
2	202	194	196	185	184	183	160	183	225	203	195	
3	199	200	197	195	184	183	182	159	182	224	202	
4	163	183	212	195	193	182	181	180	157	180	222	
5	203	159	190	213	195	193	182	182	180	158	181	
6	232	200	179	199	223	205	203	191	191	189	166	
7	232	228	202	178	198	221	203	201	190	189	187	
8	228	217	228	197	173	193	216	198	196	185	184	
TK-5	1,162	1,109	1,209	1,209	1,178	1,192	1,221	1,245	1,270	1,299	1,347	
6-8	692	645	609	574	594	619	622	591	577	563	537	
<b>Total</b>	<b>1,854</b>	<b>1,754</b>	<b>1,818</b>	<b>1,782</b>	<b>1,772</b>	<b>1,811</b>	<b>1,842</b>	<b>1,836</b>	<b>1,847</b>	<b>1,862</b>	<b>1,885</b>	

Table 12. MCS D Moderate Enrollment Projection with Added Moderate Development

Grade	Actual			Projected								
	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	
TK	0	0	43	55	82	109	113	112	130	143	151	
K	193	179	183	186	165	186	235	205	202	216	217	
1	202	194	188	191	197	174	202	243	218	220	237	
2	202	194	196	190	195	199	182	201	248	227	232	
3	199	200	197	199	195	199	209	183	209	259	242	
4	163	183	212	200	203	198	208	210	189	220	272	
5	203	159	190	218	206	208	210	211	219	202	236	
6	232	200	179	204	236	226	235	228	232	245	231	
7	232	228	202	183	210	244	241	239	238	247	263	
8	228	217	228	202	185	214	254	240	243	249	260	
TK-5	1,162	1,109	1,209	1,239	1,242	1,273	1,360	1,365	1,414	1,487	1,587	
6-8	692	645	609	589	631	683	730	707	714	741	754	
<b>Total</b>	<b>1,854</b>	<b>1,754</b>	<b>1,818</b>	<b>1,827</b>	<b>1,873</b>	<b>1,956</b>	<b>2,090</b>	<b>2,072</b>	<b>2,127</b>	<b>2,228</b>	<b>2,341</b>	

Based on the MCS D District-wide Moderate baseline enrollment projection, the District's enrollment will continue to recover from the artificially low enrollments during the pandemic years as on net more families move into than out of the District. Absent development, the District's enrollment would be expected to increase around 4% from 2022-23 levels, as additional TK students and recent higher births elevate the size of incoming cohorts. However, when the moderate level of

anticipated residential development and the additional new students it will bring to the District is added to the projection, total projected enrollment will instead increase by 29%. Even with only a portion of the housing opportunity sites developing on top of the current active proposals, the projected result is an increase to TK-8<sup>th</sup> grade enrollment of more than 500 students from the current year’s total.

- Total MCSD enrollment is projected to increase from 1,818 in the current year to 2,341 by 2030-31 (plus 523 students, or 29%)
- TK-5<sup>th</sup> grade enrollment is projected to increase from 1,209 to 1,587 (plus 378, or 31%).
- 6<sup>th</sup>-8<sup>th</sup> grade enrollment is projected to increase from 609 to 754 (plus 145 or 24%).

It will be important for the District to continue to monitor residential development, as the precise mix of projects that are proposed and move forward before 2030 will largely influence the level of enrollment growth the District will experience over the projection period. The District should also continue to monitor birth data to compare with the estimates used to project kindergarten enrollment for years 2026-27 and beyond. Finally, as the transitional kindergarten program continues to expand, it will be important to assess enrollment trends as current projections are based on one year of data since TK was reinstated at MCSD schools.

**Low Enrollment Projections**

**Table 13. MCSD Low Baseline Enrollment Projection**

Grade	Actual			Projected								
	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	
TK	0	0	43	47	70	96	95	99	112	120	126	
K	193	179	183	176	154	177	217	196	188	196	195	
1	202	194	188	187	179	157	180	222	200	192	200	
2	202	194	196	184	183	176	154	176	217	196	188	
3	199	200	197	194	182	181	174	152	175	215	194	
4	163	183	212	192	189	178	176	169	148	170	209	
5	203	159	190	211	191	188	177	175	169	148	169	
6	232	200	179	197	218	198	195	183	181	174	153	
7	232	228	202	177	194	216	196	193	181	179	173	
8	228	217	228	196	171	188	209	189	186	175	174	
TK-5	1,162	1,109	1,209	1,191	1,149	1,152	1,173	1,190	1,208	1,236	1,281	
6-8	692	645	609	569	584	602	599	565	549	529	499	
<b>Total</b>	<b>1,854</b>	<b>1,754</b>	<b>1,818</b>	<b>1,760</b>	<b>1,733</b>	<b>1,753</b>	<b>1,772</b>	<b>1,755</b>	<b>1,757</b>	<b>1,765</b>	<b>1,780</b>	

**Table 14. MCSD Low Enrollment Projection with Added Low Development**

Grade	Actual			Projected								
	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	
TK	0	0	43	49	72	96	99	99	115	120	129	
K	193	179	183	181	158	177	224	196	193	196	200	
1	202	194	188	191	189	161	187	229	205	197	206	
2	202	194	196	189	190	185	165	183	229	200	199	
3	199	200	197	198	192	189	190	163	187	227	204	
4	163	183	212	197	197	187	191	185	164	183	226	
5	203	159	190	216	201	196	192	190	189	163	188	
6	232	200	179	202	229	208	209	199	202	196	175	
7	232	228	202	182	205	227	213	207	202	199	198	
8	228	217	228	201	181	199	227	206	205	195	199	
<b>TK-5</b>	<b>1,162</b>	<b>1,109</b>	<b>1,209</b>	<b>1,221</b>	<b>1,200</b>	<b>1,191</b>	<b>1,248</b>	<b>1,245</b>	<b>1,282</b>	<b>1,286</b>	<b>1,352</b>	
<b>6-8</b>	<b>692</b>	<b>645</b>	<b>609</b>	<b>584</b>	<b>616</b>	<b>634</b>	<b>648</b>	<b>612</b>	<b>608</b>	<b>590</b>	<b>572</b>	
<b>Total</b>	<b>1,854</b>	<b>1,754</b>	<b>1,818</b>	<b>1,805</b>	<b>1,816</b>	<b>1,825</b>	<b>1,896</b>	<b>1,857</b>	<b>1,891</b>	<b>1,876</b>	<b>1,924</b>	

The MCSD District-wide Low enrollment projections assume lower grade-to-grade migration than the Moderate projection and smaller incoming kindergarten and TK cohorts. For the added development, only two currently proposed developments are included, with this assumption demonstrating impact if no other identified housing opportunities convert into active new housing during the current Housing Element cycle. Even with these assumptions, the Low projection with added development still shows growth of over 100 students for the Miller Creek School District by 2030. Students generated by new development in this projection accounts for all of the increased enrollment over current levels, as enrollment would be projected to decrease slightly absent development under the Low conditions.

## High Enrollment Projection

Table 15. MCSD High Baseline Enrollment Projection

Grade	Actual			Projected								
	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	
TK	0	0	43	58	86	117	116	121	137	147	154	
K	193	179	183	189	165	190	233	210	202	210	209	
1	202	194	188	188	194	170	195	240	216	208	216	
2	202	194	196	186	186	192	168	193	237	214	205	
3	199	200	197	195	185	185	191	168	192	236	213	
4	163	183	212	197	195	185	185	191	167	192	236	
5	203	159	190	214	198	197	186	187	193	169	193	
6	232	200	179	202	227	210	209	198	198	204	179	
7	232	228	202	178	200	225	209	208	197	197	203	
8	228	217	228	197	174	196	220	205	203	192	192	
TK-5	1,162	1,109	1,209	1,227	1,210	1,236	1,275	1,309	1,344	1,375	1,427	
6-8	692	645	609	577	601	632	638	610	598	593	575	
<b>Total</b>	<b>1,854</b>	<b>1,754</b>	<b>1,818</b>	<b>1,804</b>	<b>1,811</b>	<b>1,867</b>	<b>1,913</b>	<b>1,919</b>	<b>1,942</b>	<b>1,969</b>	<b>2,002</b>	

Table 16. MCSD High Enrollment Projection with Added High Enrollment

Grade	Actual			Projected								
	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	
TK	0	0	43	60	90	124	126	130	145	158	171	
K	193	179	183	194	171	200	247	222	213	225	231	
1	202	194	188	192	205	186	219	266	240	235	253	
2	202	194	196	191	196	214	198	229	273	252	254	
3	199	200	197	199	196	206	227	208	239	287	274	
4	163	183	212	202	206	206	220	239	218	254	309	
5	203	159	190	219	209	218	222	234	251	235	278	
6	232	200	179	207	240	238	250	252	262	285	276	
7	232	228	202	183	212	255	256	267	265	280	312	
8	228	217	228	202	186	224	268	267	275	279	300	
TK-5	1,162	1,109	1,209	1,257	1,274	1,354	1,459	1,529	1,578	1,646	1,771	
6-8	692	645	609	592	638	716	774	786	801	843	888	
<b>Total</b>	<b>1,854</b>	<b>1,754</b>	<b>1,818</b>	<b>1,849</b>	<b>1,912</b>	<b>2,070</b>	<b>2,233</b>	<b>2,315</b>	<b>2,380</b>	<b>2,489</b>	<b>2,659</b>	

The MCSD District-wide High enrollment projections assume higher grade-to-grade migration than the Moderate projection and larger incoming kindergarten and TK cohorts. All identified housing opportunities are added as development, demonstrating the impact should they all convert into active new housing during the current Housing Element cycle. While this housing outcome is unlikely, it is important that the District sees a projection of what enrollment would look like if the identified housing sites all develop as updated zoning will newly allow. Should the District be caught flat-footed by

underestimating the impact of a robust development market, the impact and constraints to facilities planning would be pronounced.

With these assumptions, the High projection with added high development shows growth of over 800 students, or 46%, for the Miller Creek School District by 2030. Students generated by new development in this projection account for more than three quarters of the projected growth by 2030.

**Impact of Residential Development to Enrollment Projections**

As previously demonstrated, planned residential development projects will add additional students for the District to house. Tables 17-19 break out the total number of projected students each year who are enrolled in the District and were generated from residential development. These totals are calculated by comparing each baseline enrollment projection (Low, Moderate, High) with its corresponding projection with added development. Please refer to Table 8 for a listing of which projects are included in each tier of development. Any additional development beyond what is shown in Table 8 would generate more students over and above the impact summarized in Tables 17-19.

**Table 17. Additional Enrolled Students Due to Residential Development by Year, Moderate**

Grades	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31
K-5	30	64	81	140	120	144	188	240
6-8	15	37	64	108	116	137	178	216
<b>Total</b>	<b>45</b>	<b>101</b>	<b>145</b>	<b>248</b>	<b>236</b>	<b>281</b>	<b>366</b>	<b>456</b>

**Table 18. Additional Enrolled Students Due to Residential Development by Year, Low**

Grades	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31
K-5	30	52	39	75	55	74	50	71
6-8	15	32	32	49	47	60	61	73
<b>Total</b>	<b>45</b>	<b>84</b>	<b>71</b>	<b>124</b>	<b>102</b>	<b>134</b>	<b>111</b>	<b>144</b>

**Table 19. Additional Enrolled Students Due to Residential Development by Year, High**

Grades	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31
K-5	30	64	118	184	219	234	270	344
6-8	15	37	85	135	176	204	250	313
<b>Total</b>	<b>45</b>	<b>101</b>	<b>203</b>	<b>319</b>	<b>395</b>	<b>438</b>	<b>520</b>	<b>657</b>

In the Moderate enrollment projection, MCSD is projected to need to accommodate 456 additional students in 2030-31 who were generated from new (since 2023) residential development, and who would not be enrolled in the District absent that development. It will be crucial for the District to closely monitor its classroom capacity as new housing is proposed, approved, and built during the coming years.

**Enrollment Projections by School**

Table 20 provides enrollment projections by school. King Consulting prepared these individual school enrollment projections utilizing each school’s cohort migration trends and the percentage of kindergarten and TK students each school historically enrolls of the District-wide total. Since Lucas Valley Elementary does not currently serve TK, it is projected to add TK in an even three-way split with the other two sites beginning in 2024-25. The individual school enrollment projections assume that the rate of progression from one grade to the next will be consistent with the rates of progression

in previous years, barring obvious outliers that were appropriately weighted or removed. As they are based on the Moderate District-wide enrollment projection, the school projections assume that the same students generated by development will be added to each school depending on the attendance boundary for the project.

However, these forecasts do not take into consideration such factors as changing school programs, the availability of classrooms, the movement of students required to maintain the teacher/student ratio at all grade levels, or changes to the District’s process for assigning students to their preferred schools.

**Table 20. Enrollment Projections by School, Moderate Projection**

Elementary Schools	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31
Lucas Valley	354	371	360	391	391	391	398	407	421
Mary E Silveira	434	445	439	457	485	499	521	593	646
Vallecito	421	422	443	425	484	475	494	487	520
Middle School	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31
Miller Creek	609	589	631	683	730	707	714	741	754
<b>Grand Total</b>	<b>1,818</b>	<b>1,827</b>	<b>1,873</b>	<b>1,956</b>	<b>2,090</b>	<b>2,072</b>	<b>2,127</b>	<b>2,228</b>	<b>2,341</b>

## SECTION G: FACILITY ANALYSIS

To determine the ability of the District's facilities to adequately serve enrollments, King Consulting obtained site maps with current utilization from the District to calculate a target facility capacity for each site. This section identifies the adequacy of the Miller Creek School District's existing facilities to accommodate the Moderate projected enrollment included added development.

Capacity is calculated based on each room's utilization and loading assumptions based on information provided in the current District contract with the Miller Creek Educators Association. Table 21 summarizes the target loading that is used in the capacity calculations for various types of rooms across the District. Target elementary capacity is based on the largest class size that does not trigger any additional instructional assistant time. Special day classes (SDC) are loaded at the State standard for Severe special education students for target loading. It is assumed that each elementary campus will equally require a number of specialized spaces or pullout programs that are not loaded as capacity when they must be housed in a classroom-sized space due to a lack of dedicated support facilities: art, music, counseling, resource, intervention, childcare, and Imagine recreation.

Capacity at the middle school is calculated differently, as loading is more complex than a single teacher and class occupying a classroom for most of the day. Each classroom used for instruction, as well as instructional spaces for physical education classes, are assumed to be in use for five periods out of the seven period schedule. The target capacity would not require teachers to leave their classroom for prep periods, so each room can be used at its loading level for 5/7 of the day.

**Table 21. MCSD Target and Maximum Loading Assumptions**

Classroom Type	Target Loading
TK/Kindergarten	24
Grades 1-3	24
Grades 4-5	25
Grades 6-8	25 (*5/7)
SDC/Special Education	9
Specialized Rooms	0

Table 22 identifies each site's target capacity compared to its current-year enrollment and the highest and lowest projected enrollments (Moderate projection) through the 2030-31 school year.

**Table 22. Facility Capacities Compared to Current Residents and Enrollments**

School	2022-23 Enrollment	Target Capacity	Highest Projected Enrollment	Lowest Projected Enrollment
Lucas Valley	354	438	421	361
Mary E Silveira	434	461	647	439
Vallecito	421	437	520	422
<b>Elementary School Totals</b>	<b>1,209</b>	<b>1,336</b>	<b>1,588</b>	<b>1,239</b>
Miller Creek Middle School	609	635	754	589

As shown in Table 22, MCSD does not have adequate total capacity for projected enrollments across its elementary schools nor at the middle school. In addition, the District must consider how to house the additional transitional kindergarten students it will be required to serve as the program is expanded into an effective new grade level by 2025-26. At all three elementary school sites, future enrollment will consist proportionally of more transitional kindergarten and kindergarten students, which the State Department of Education prefers to be housed in larger rooms with internal restrooms. Every District site as currently constructed would need to house at least some TK and/or kindergarten students in smaller classrooms instead, as there are not enough specialized kindergarten classrooms to house these students in facilities that meet current CDE guidance. All TK and kindergarten students generated by residential development will add immediately to this need.

Figure 34 provides an illustration of Miller Creek School District’s Moderate projected enrollment compared to total capacity across its elementary schools. Based on this Moderate projection, as defined in Section F, MCSD’s overall target elementary capacity is not adequate to house its future enrollment beginning in 2026-27.

**Figure 34. Elementary School Projected Enrollment vs. Capacities**

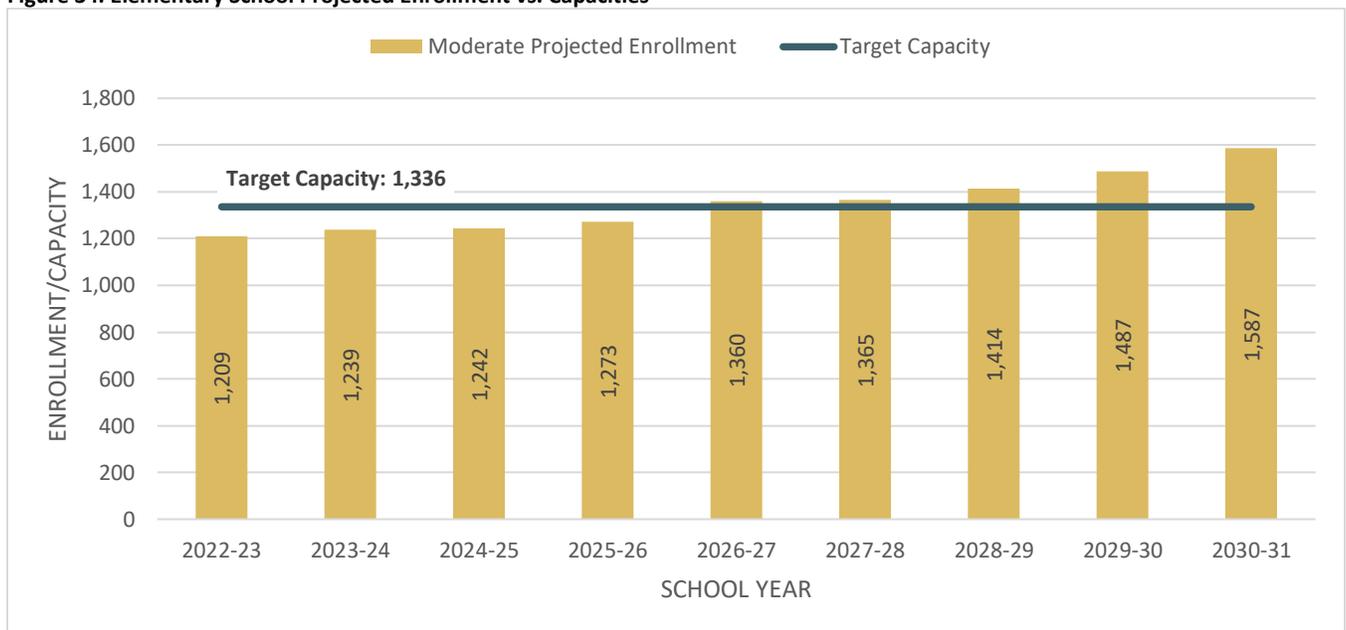
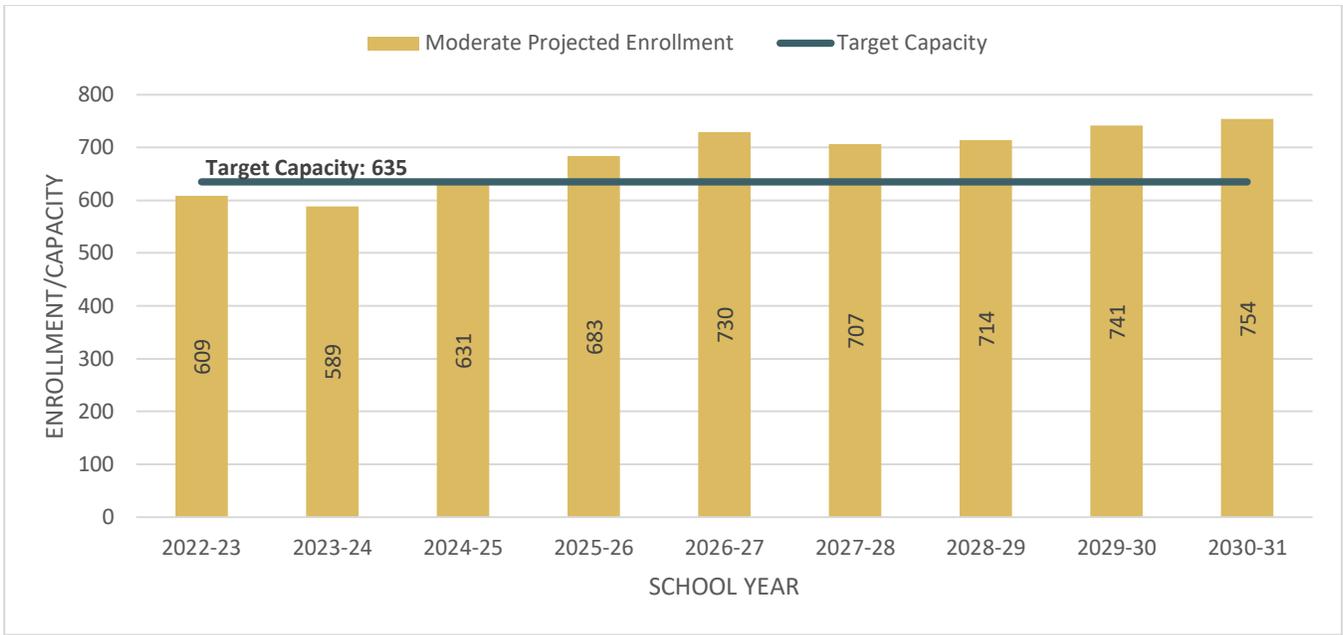


Figure 35 illustrates Miller Creek Middle School’s Moderate projected enrollment compared to total target capacity. Based on target utilization and loading, enrollment will exceed capacity by 2025-26.

**Figure 35. Middle School Projected Enrollment vs. Capacities**



## SECTION H: CONCLUSION AND RECOMMENDATIONS

After two years of decreasing enrollments, the Miller Creek School District appears set to begin what would be, absent new residential development, a period of stable to modestly increasing enrollments. However, additional residential development will, even with the Low projection, result in an increase in enrollment for MCSD.

MCSD does not have adequate capacity across all its school sites to accommodate its Moderate projected enrollment, with projected enrollment expected to exceed target capacity at elementary schools by 2026-27 and at the middle school by 2025-26. This need for classroom space (or new student support space that can free up existing classrooms needed to provide support) is in addition to pre-existing needs for modernized or refurbished facilities and a great supply of TK and kindergarten classrooms to accommodate the growing proportion of the youngest students that will exist at elementary schools by 2025-26.

The Miller Creek School District has undertaken this study to assist in proactive planning for current and future facility needs for its student population. Based on the analyses prepared for this study, the following steps are recommended for the Miller Creek School District to meet its future facility needs. However, it is important to note that these recommendations may be constrained by broader fiscal and policy issues.

1. It is recommended that the District continue to update this study annually to monitor the District's enrollments, update birth and grade-to-grade migration trends, and incorporate new information on residential development.
2. Augment this report with a detailed assessment on the condition of school facilities.
3. Explore how partnering with Marin County and the City of San Rafael can assist with mitigating development impacts.
4. Continue to apply for State funding in order to ensure that the District is maximizing opportunities from Federal, State, and local sources to assist in the modernization or the construction of new facilities for housing current and future students.
5. Additional recommendations may be developed for the final version of this report in conjunction with District staff.

## SOURCES

California Basic Educational Data System. California Department of Education.

California Department of Health Services, Vital Statistics.

California Department of Finance, Demographic Research Division.

California Employment Development Department.

California State Allocation Board. Applicant Handbook, Leroy F. Greene State School Building Lease Purchase Law of 1976, revised 1986.

California State Department of Education. School Facilities Planning Division, School Site Analysis and Development, 2000.

California State Department of Finance, Demographic Research Unit. Population and Housing Estimates for California Cities and Counties, Report E-5. Birth Rate Projections by County and Historical Birth Rates.

City of San Rafael.

CoreLogic. RealQuest.

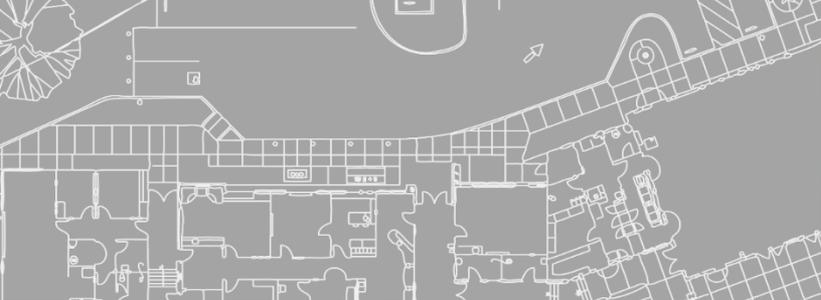
County of Marin.

Henrio, Marie. Chief Business Official. Miller Creek School District.

King Consulting original research.

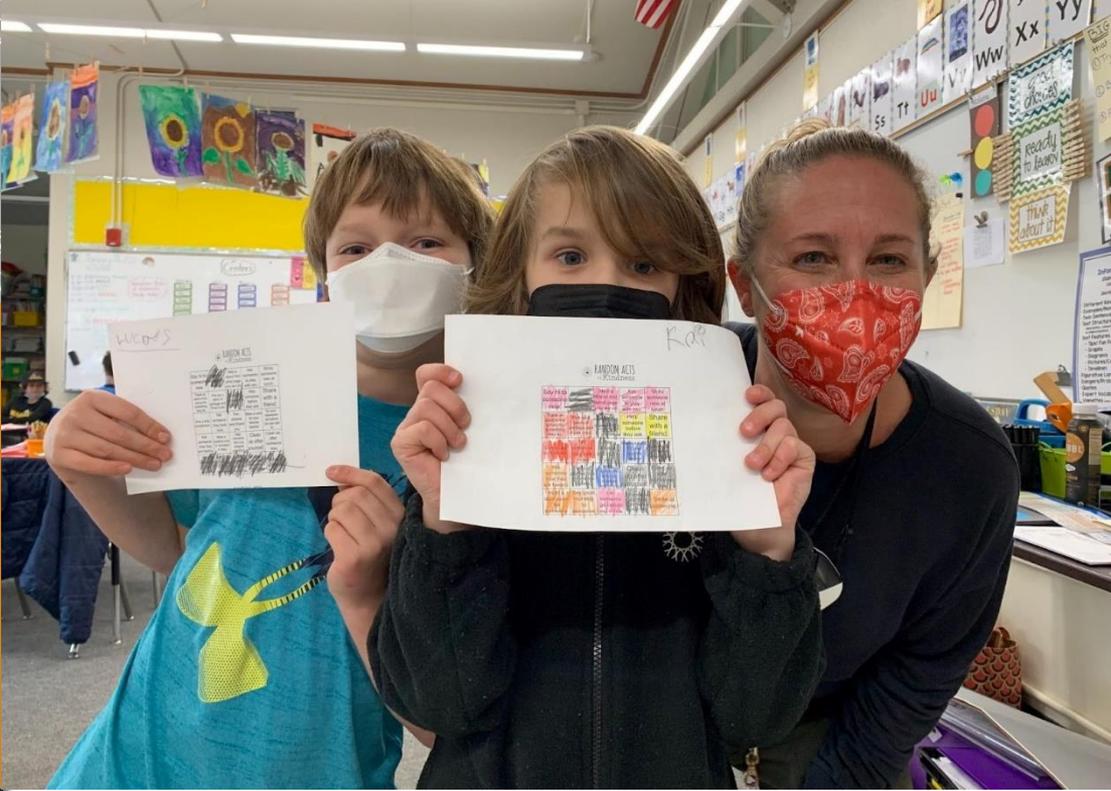
Rosales, Becky. Superintendent. Miller Creek School District.

United States Bureau of the Census.



# HY

HIBSER YAMAUCHI  
Architects, Inc.



**Strategic Plan  
Board Study Session  
November 1, 2022**

# FACILITIES STRATEGIC PLAN

Marin Museum of Contemporary Art

Hamilton Wetlands

- **Impact of Demographic Study and Enrollment Projections on District Facilities**
- **Overview of Campus Facilities and Use**
- **Identify Major Capital Improvement Needs**
- **Consider Timeline for Implementation of Improvements**
- **Next Steps**

Preserve

Lucas

St Vincent



Los Gamos Apartments  
(192 units)

Santa Venetia

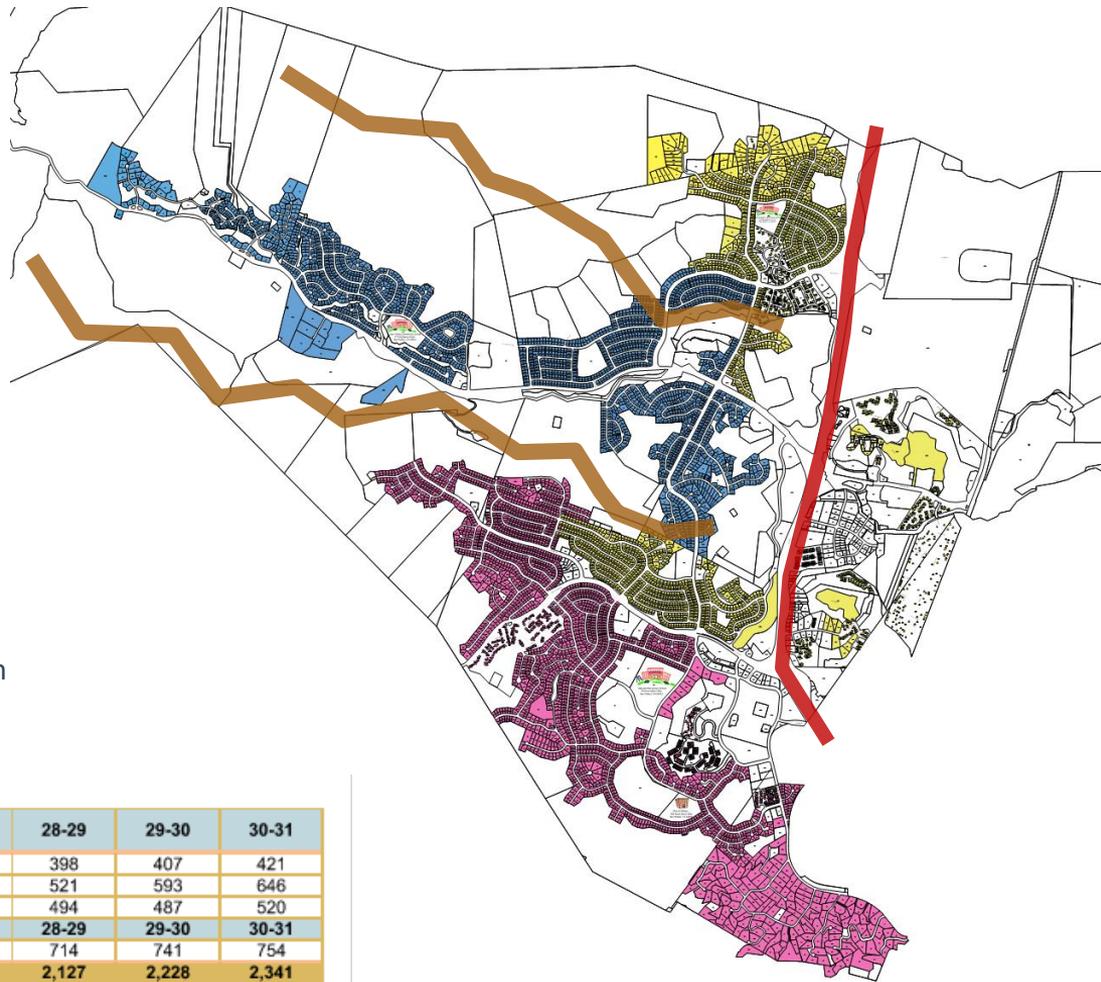
Northgate  
Town Square  
(1,320 units)

Linda Sleepy  
low Ridge



# PROGRESS

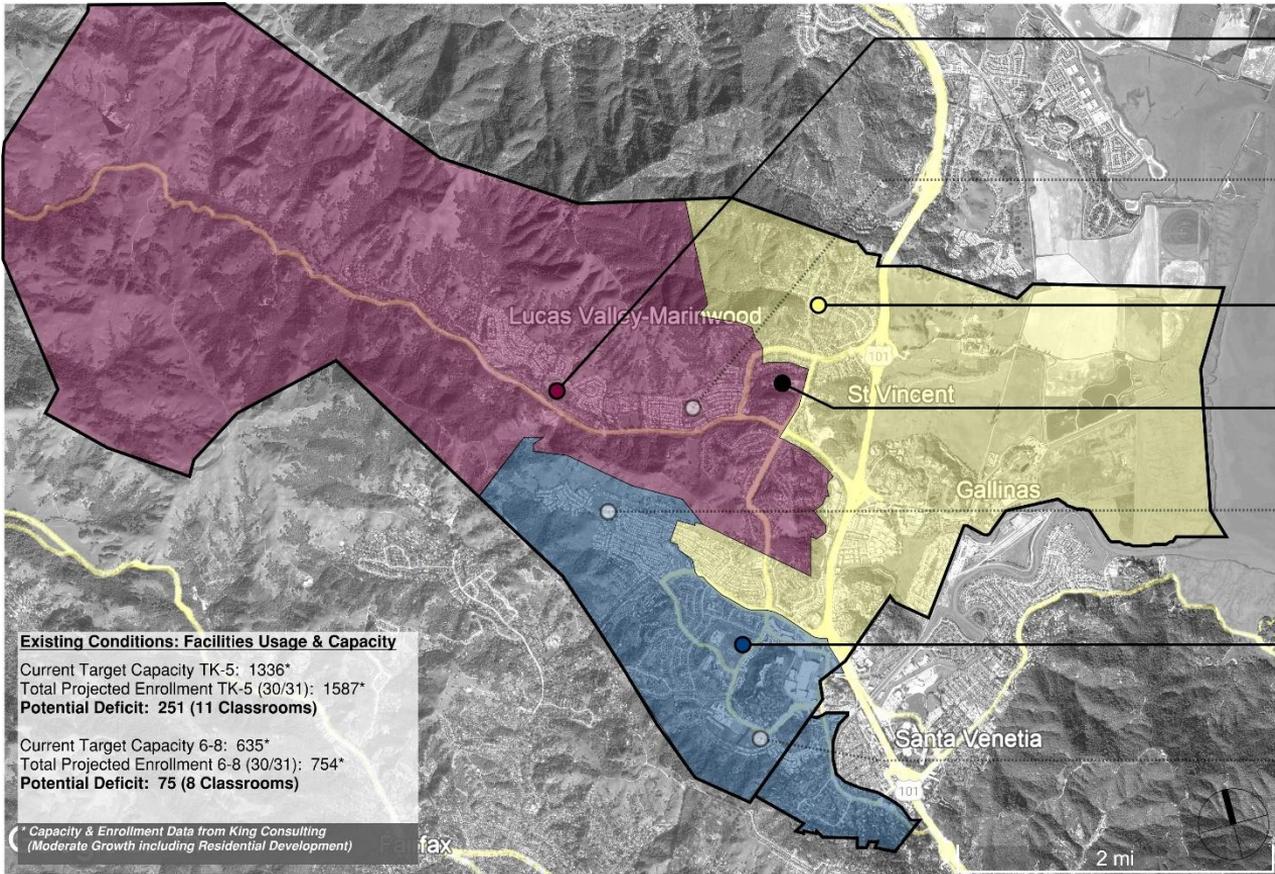
- Site Visits of District Facilities:
  - Lucas Valley
  - Mary Silveira
  - Vallecito
  - Miller Creek
  - District Office
  - Santa Margarita
  - Marin Waldorf
- Program Review with Principals of District Schools
- Review of As-Built drawings
- Incorporate findings and recommendations from Demographics Report (King Consulting 10.11.22)
- 3 Workshops with District Staff to discuss campus needs, impacts, and potential strategies for growth accommodation



**Table 20. Enrollment Projections by School, Moderate Projection**

Elementary Schools	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31
Lucas Valley	354	371	360	391	391	391	398	407	421
Mary E Silveira	434	445	439	457	485	499	521	593	646
Vallecito	421	422	443	425	484	475	494	487	520
Middle School	<b>22-23</b>	<b>23-24</b>	<b>24-25</b>	<b>25-26</b>	<b>26-27</b>	<b>27-28</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>
Miller Creek	609	589	631	683	730	707	714	741	754
<b>Grand Total</b>	<b>1,818</b>	<b>1,827</b>	<b>1,873</b>	<b>1,956</b>	<b>2,090</b>	<b>2,072</b>	<b>2,127</b>	<b>2,228</b>	<b>2,341</b>

# DEMOGRAPHICS REVIEW



**Existing Conditions: Facilities Usage & Capacity**

Current Target Capacity TK-5: 1336\*  
 Total Projected Enrollment TK-5 (30/31): 1587\*  
**Potential Deficit: 251 (11 Classrooms)**

Current Target Capacity 6-8: 635\*  
 Total Projected Enrollment 6-8 (30/31): 754\*  
**Potential Deficit: 75 (8 Classrooms)**

\* Capacity & Enrollment Data from King Consulting  
 (Moderate Growth including Residential Development)

**Lucas Valley School (11 Acres)**

Current Capacity: 438\*  
 Enrollment 22/23: 354\*  
 Projected Enrollment 30/31: 421\*

**Marin Waldorf Site (10 Acres)**

Leased to Private School  
 Current Capacity: 0

**Mary E. Silveira School (10 Acres)**

Current Capacity: 461\*  
 Enrollment 22/23: 434\*  
 Projected Enrollment 30/31: 647\*

**Miller Creek Middle School (17 Acres)**

Current Capacity: 635\*  
 Enrollment 22/23: 609\*  
 Projected Enrollment 30/31: 754\*

**Santa Margarita Site (11 Acres)**

Leased to Pre-school Programs  
 Current Capacity: 0

**Vallecito Elementary School (25 Acres)**

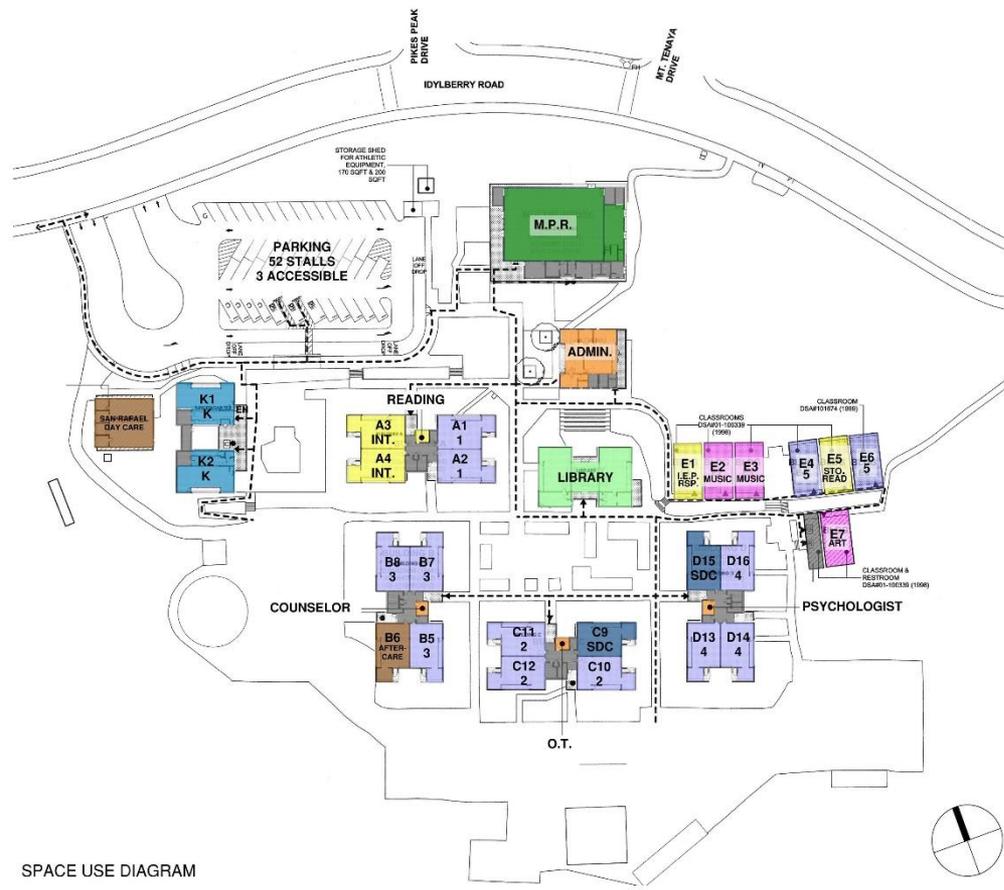
Current Capacity: 437\*  
 Enrollment 22/23: 421\*  
 Projected Enrollment 30/31: 520\*

**District Office (10 Acres)**

Administrative Offices &  
 Leased to Pre-school Programs  
 Current Capacity: 0



# LUCAS VALLEY SCHOOL: EXISTING CONDITIONS



SPACE USE DIAGRAM

## EXISTING FACILITIES:

### Available Permanent Teaching Stations (18):

- Permanent Classrooms: 16
- Kindergarten Classrooms: 2
- Portable Classrooms: 5

### Unloaded Classrooms:

- Student Support Rooms: 4
- Supplemental Curriculum: 3
- Aftercare: 1

Building Data	Area (sf)	Build/Mod
Administration	2,364	1964/2017
Multipurpose Room	4,546	1996/2017
Stage	1,000	1996/2017
Library	2,203	1965/2017
Permanent Classroom Buildings	22,640	1964/2017
Kindergarten Building*	3,250	1964/2017
Portable Buildings	7,300	1998/1999

\*Kindergarten did not get full mod in 2017

## FACILITIES NOTES:

- Program Needs:
- TK Classrooms (1350sf): 2
  - Art Classroom (1250sf): 1
  - Music Classroom (1250sf): 1
  - Student Support CR & RSP (500sf): 5
  - Staff Room/Restrooms (1500sf): 1
  - Wellness Center (600sf): 1
- \*"E" Wing Portables at end of life span (1998,1999)  
 Current Target Capacity (King Consulting): 431  
 Projected Enrollment 2030/31 (King Consulting): 421

## 2022/2023 USE LEGEND:

- CLASSROOM
- KINDERGARTEN
- SPECIAL EDUCATION CLASSROOM
- SUPPLEMENTAL PROGRAM (ART, MUSIC, ETC.)
- STUDENT SUPPORT
- ADMINISTRATION
- LIBRARY
- MULTI-PURPOSE ROOM
- UTILITY/STORAGE/RESTROOM
- AFTERCARE/NON DISTRICT PROGRAM



# MARY E. SILVEIRA SCHOOL: EXISTING CONDITIONS

## EXISTING FACILITIES:

Available Permanent Teaching Stations (17):

- Permanent Classrooms: 15
- Kindergarten Classrooms: 2
- Portable Classrooms: 9

- Unloaded Classrooms: 5
- Student Support Rooms: 5
- Supplemental Curriculum: 2
- Aftercare: 1

Building Data:	Area (sf)	Built/Mod
Administration:	2,922	1956/2018
Multipurpose Room:	3,840	1956/2018
Stage:	1,255	1956/2018
Library:	1,401	1956/2018
Permanent Classroom Buildings:	11,743	1956/2018
Kindergarten Building:	3,594	1956/2018
Portable Buildings:	9,054	1993-1997

## FACILITIES NOTES:

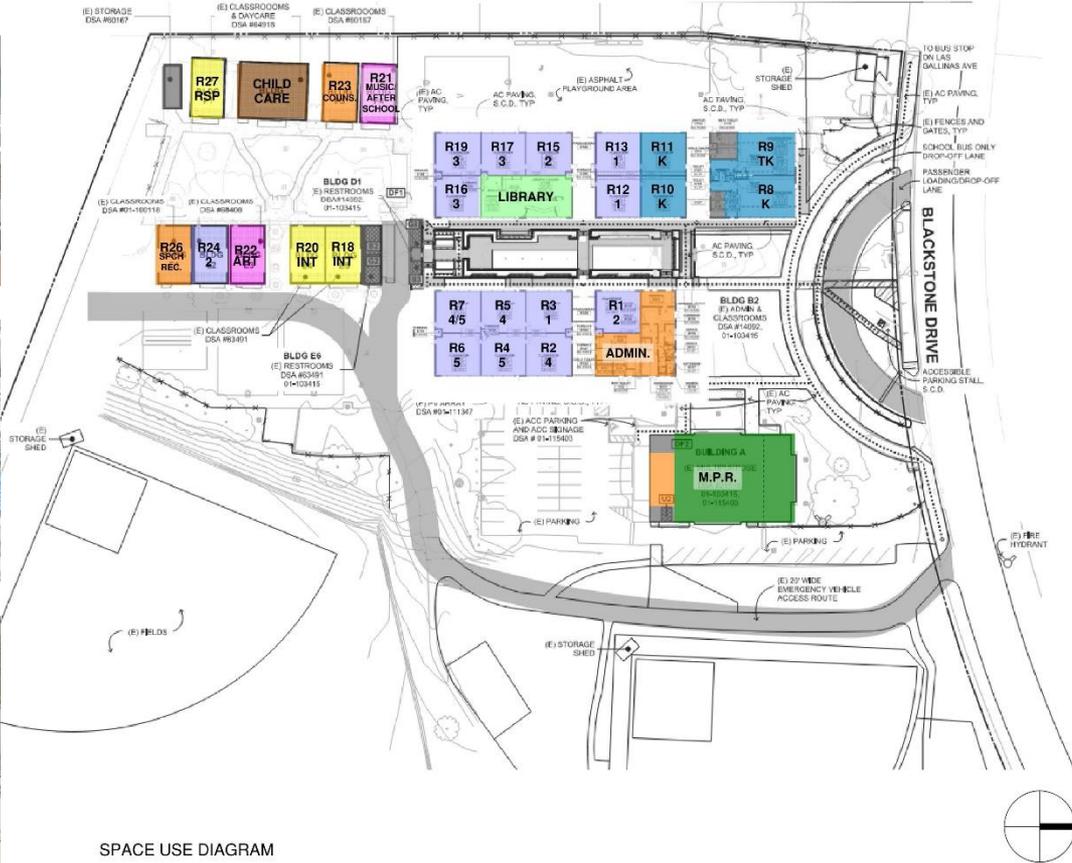
- Program Needs:**
- K/TK Classrooms (1350sf): 2
  - Permanent Classroom (960sf): 1
  - Art Classroom (1250sf): 1
  - Music Classroom (1500sf): 1
  - Student Support CR & RSP (500sf): 5
  - Counseling Offices (150sf): 4
  - Portables at end of life span (1993-1995)
  - Current Target Capacity (King Consulting): 461
  - Projected Enrollment 2030/31 (King Consulting): 646

Current layout of modulars does not allow for expansion and with restrooms at south end of courtyard cause congestion and loss of visibility for supervision (cut campus in half)

Parking and Drop-off is hazardous

## 22/23 USE LEGEND:

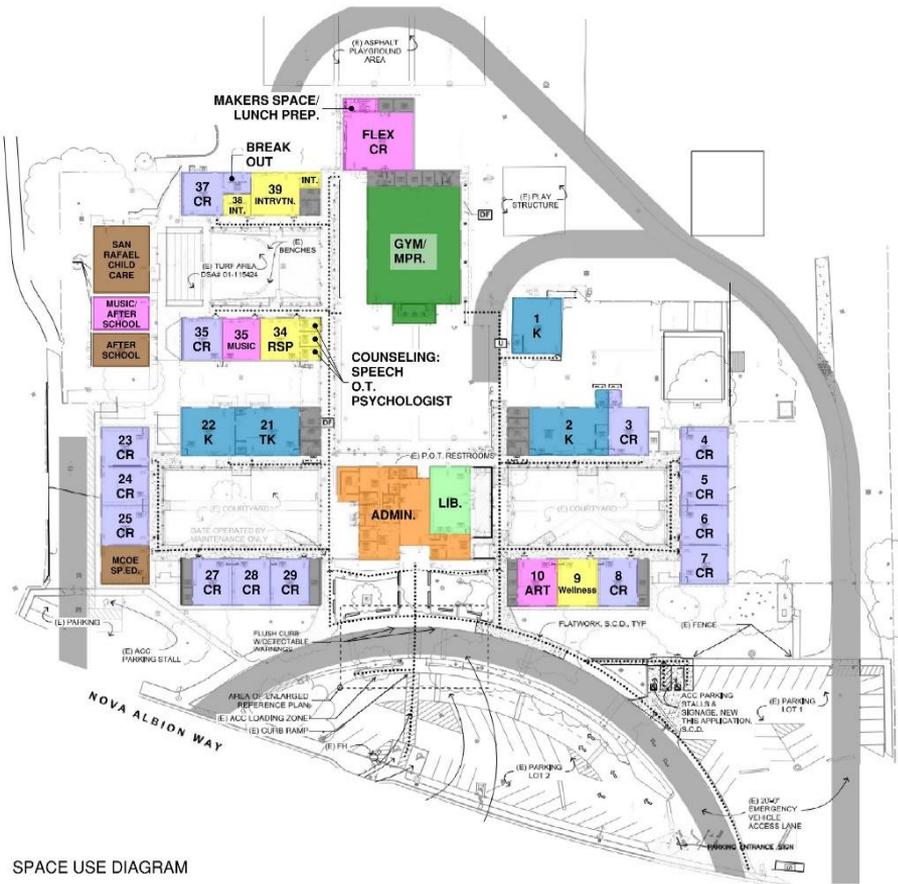
- CLASSROOM
- KINDERGARTEN
- SPECIAL EDUCATION CLASSROOM
- SUPPLEMENTAL PROGRAM (ART, MUSIC, ETC.)
- STUDENT SUPPORT
- ADMINISTRATION
- LIBRARY
- MULTI-PURPOSE ROOM
- UTILITY/STORAGE/RESTROOM
- AFTERCARE/NON DISTRICT PROGRAM



SPACE USE DIAGRAM



# VALLECITO SCHOOL: EXISTING CONDITIONS



SPACE USE DIAGRAM

## EXISTING FACILITIES:

Available Permanent Teaching Stations (17):  
 Permanent Classrooms: 15  
 Permanent TK/K: 2  
 Portable TK/K: 1  
 Specialty Classrooms: 5

Building Data:	Area (sf)	Built/Mod
Administration:	4,030	1959/2018
Multipurpose Room:	5,606	1962/2018
Stage:	420	1962/2018
Library:	1,346	1959/2018
Permanent Classroom:	19,522	1960/2018
Kindergarten Building:	3,710	1959/2018
Student Services:	1,060	1959/2018
Specialty Classroom:	5,090	1959/2018
Kindergarten Portable:	1,426	2004

## FACILITIES NOTES:

**Program Needs:**  
 K/TK Classrooms (1350sf): 1/2"  
 "low priority portable replacement  
 Reconfigure (E) Kindergarten  
 Reconfigure Student Support  
 Portable Lifespan: 2029  
 Current Target Capacity (King Consulting): 437  
 Projected Enrollment (King Consulting): 520

Large Site (Former Middle School): Potential K-8 program or shared use with District Office

Site Security- both perimeter and internal circulation and access needs to be addressed

## 22/23 USE LEGEND:

- CLASSROOM
- KINDERGARTEN
- SPECIAL EDUCATION CLASSROOM
- SUPPLEMENTAL PROGRAM (ART, MUSIC, ETC.)
- STUDENT SUPPORT
- ADMINISTRATION
- LIBRARY
- MULTI-PURPOSE ROOM
- UTILITY/STORAGE/RESTROOM
- AFTERCARE/NON DISTRICT PROGRAM



# MILLER CREEK MIDDLE SCHOOL: EXISTING CONDITIONS



SPACE USE DIAGRAM

### EXISTING FACILITIES:

Available Teaching Stations (38):  
 Classrooms: 20  
 Science Labs: 5  
 Art/Specialty CR: 8  
 Music Rooms: 3  
 Gym: 2

Classrooms Below Target Utilization: 7 (5/7)  
 Student Support Rooms: 3  
 Special Education Classes: 3

Building Data:	Area (sf)	Built/Mod
Main Office:	2,796	1963/2001
Gym:	15,500	1963-66/2017
Library:	4,350	1963/2010
Classroom Pod Buildings:	8,900	1963/2001/10
Modular Classrooms (M):	10,300	2018
Modular Classrooms (M):	3,700	1996
Music/Performance:	7,070	1965/2001
Art:	3,100	1963/2001
Science Labs:	6,000	2018

### FACILITIES NOTES:

**Program Needs:**  
 Wellness Center (800sf)  
 Gym: Locker Rooms need renovation  
 Lobby/Entry Area  
 Backstage Spaces  
 Classroom Pod Buildings:  
 Undersized Classrooms,  
 Courtyard Spaces between pods are supervision problem  
 Formal lunching area is too small  
 Projected Enrollment 2030/31 (King Consulting): 754  
 Current Capacity (King Consulting): 635

### 22/23 USE LEGEND:

- CLASSROOM
- SCIENCE LAB
- SPECIAL EDUCATION CLASSROOM
- ART/SPECIALTY CLASSROOM
- MUSIC ROOM
- STUDENT SUPPORT
- ADMINISTRATION
- LIBRARY
- GYM/MULTI-USE ROOM
- UTILITY/STORAGE/RESTROOM
- AFTERCARE/NON DISTRICT PROGRAM



# DISTRICT EXPANSION: SUMMARY CHART

Grade	Expansion Option	Expansion Scenario				
		1 No Change of Use	2 TK Campus	3 New E.S.	4 Convert E.S. to K-8	5 New K-8
TK	Expand 3 E.S.	X		X	X	X
	New Campus		X			
K-5	Expand 3 E.S.	X	X			
	New Campus			X	X	X
	Rebalance Enrollment	*	X	X	X	X
6-8	Expand M.S.	X	X	X	X	*
	Create TK/K-8					X
<b>Notes</b> * Rebalance enrollment optional ** Costs for expansion only, modernization of unrelated facilities excluded		1. Includes program upgrades @ existing school sites	1. Includes program upgrades @ existing school sites 2. No modifications to District Offices	1. Excludes program upgrades @ elementary schools 2. 400 students 3. TK inclusion option	1. Convert 1 elementary school to TK/K-8 2. Limited middle school curriculum options	1. 400 students



# EXPANSION SCENARIO 1: NO CHANGE OF USE

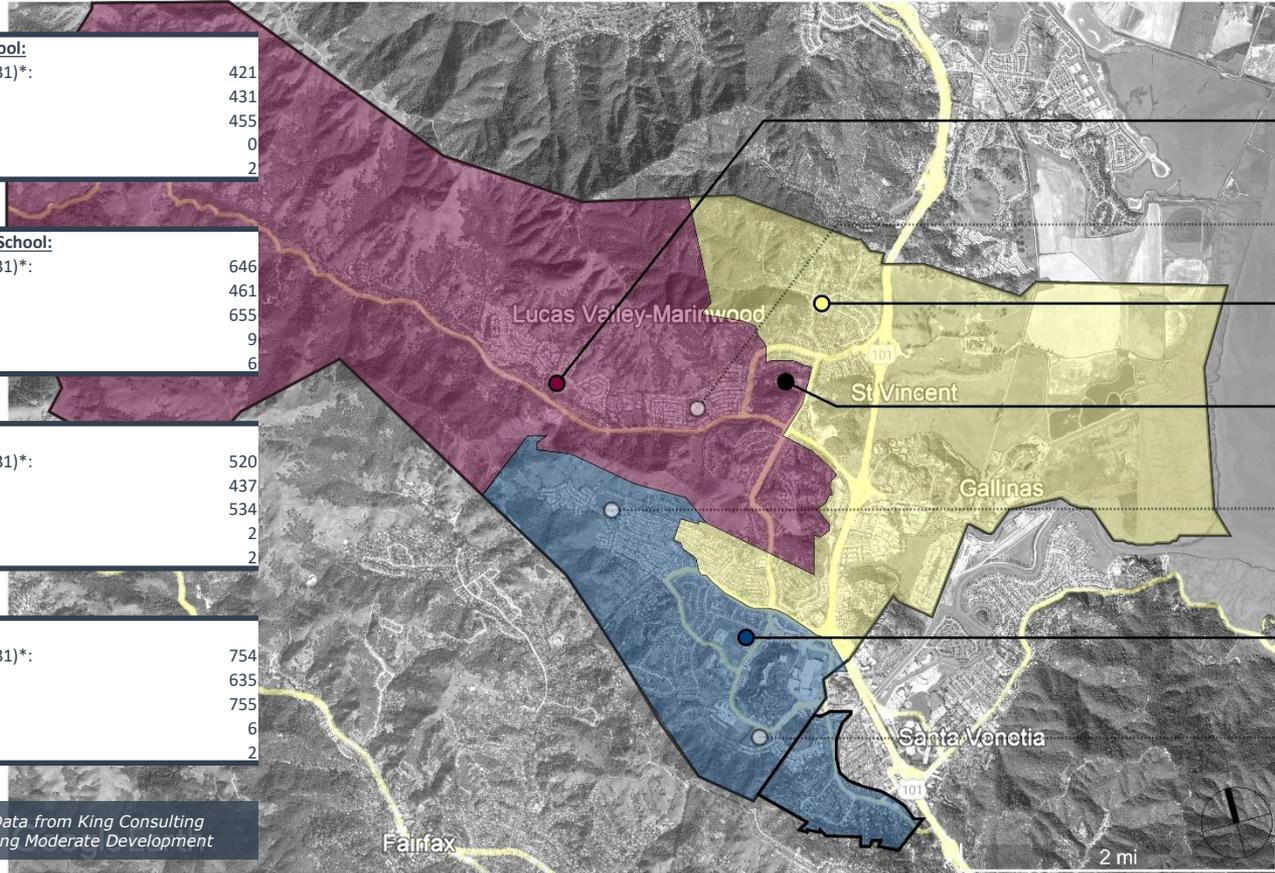
<b>Lucas Valley Elementary School:</b>	
Projected Enrollment (2030/31)*:	421
Current Capacity*:	431
Planned Capacity:	455
Additional Classrooms:	0
Additional TK/K Classrooms:	2

<b>Mary E. Silveira Elementary School:</b>	
Projected Enrollment (2030/31)*:	646
Current Capacity*:	461
Planned Capacity:	655
Additional Classrooms:	9
Additional TK/K Classrooms:	6

<b>Vallecito Elementary School:</b>	
Projected Enrollment (2030/31)*:	520
Current Capacity*:	437
Planned Capacity:	534
Additional Classrooms:	2
Additional TK/K Classrooms:	2

<b>Miller Creek Middle School:</b>	
Projected Enrollment (2030/31)*:	754
Current Capacity*:	635
Planned Capacity:	755
Additional Classrooms:	6
Additional Science Labs:	2

\*Capacity & Enrollment Data from King Consulting  
(Moderate Growth including Moderate Development)



<b>Summary</b>	
TK-5 Capacity:	1644
6-8 Capacity:	755

<b>Lucas Valley Elementary School</b>	
Planned Capacity:	455
Projected Enrollment 30/31:	421*

<b>Marin Waldorf Site</b>	
Leased to Private School	
Planned Capacity:	0

<b>Mary E. Silveira Elementary School</b>	
Planned Capacity:	655
Projected Enrollment 30/31:	646*

<b>Miller Creek Middle School</b>	
Planned Capacity:	755
Projected Enrollment 30/31:	754*

<b>Santa Margarita Site</b>	
Leased to Pre-school Programs	
Planned Capacity:	0

<b>Vallecito Elementary School</b>	
Planned Capacity:	534
Projected Enrollment 30/31:	520*

<b>District Office</b>	
Administrative Offices & Leased to Pre-school Programs	
Planned Capacity:	0



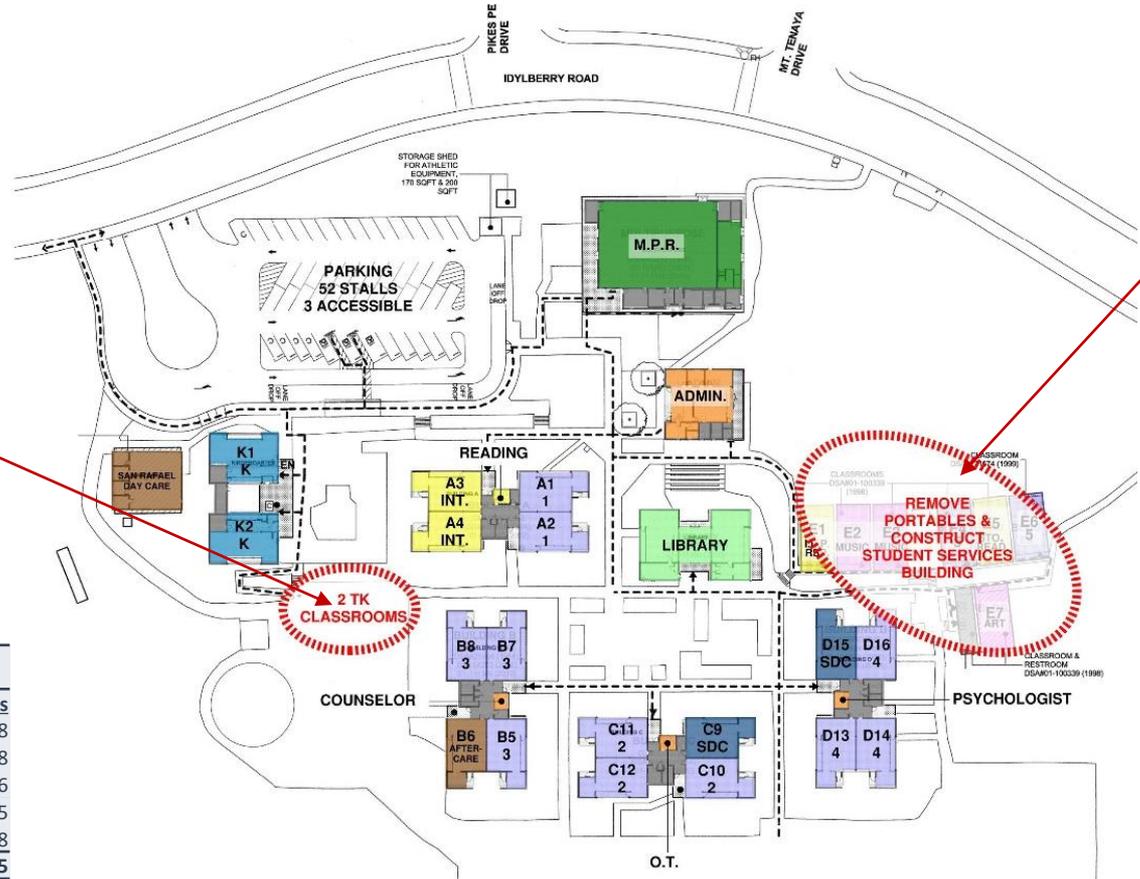
# EXPANSION SCENARIO 1 (TK-5): LUCAS VALLEY 455 STUDENTS

**Expansion Scope:**

- Construct 2 TK Classrooms
- Path of Travel Improvements

Lucas Valley Planned Capacity

Use	#	Load	Students
TK	2	24	48
K	2	24	48
1-3	9	24	216
4-5	5	25	125
SDC	2	9	18
<b>Total</b>	<b>20</b>		<b>455</b>



**Program Scope:**

- Modular Replacement-
- Student Support Building (9000sf):
  - 2 Flex Classrooms
  - Intervention Area
  - RSP Classroom
  - Wellness
  - Restrooms
  - Staff Room
- Landscaping & Site Work



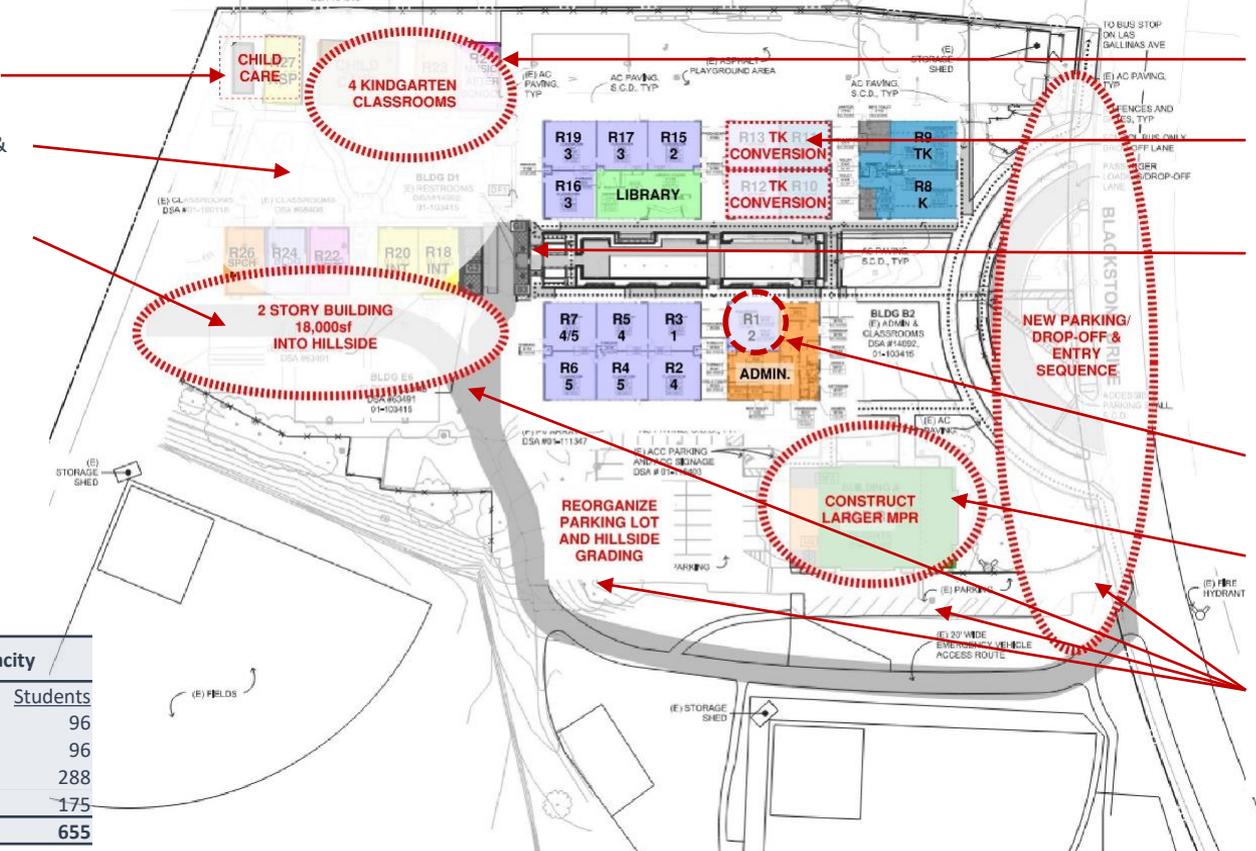
# EXPANSION SCENARIO 1 (TK-5): MARY E. SILVEIRA 646 STUDENTS

## Expansion Scope:

- Relocate Day Care Portable
- Remove all portable & modular classrooms
- Construct 2 Story Building (18,000sf):
  - 9 Classrooms
  - 2 Flex Classrooms
  - Intervention Area
  - RSP Classroom
  - Wellness
  - Restrooms

Mary E. Silveira Planned Capacity

Use	#	Load	Students
TK	4	24	96
K	4	24	96
1-3	12	24	288
4-5	7	25	175
<b>Total</b>	<b>27</b>		<b>655</b>



## Expansion Scope:

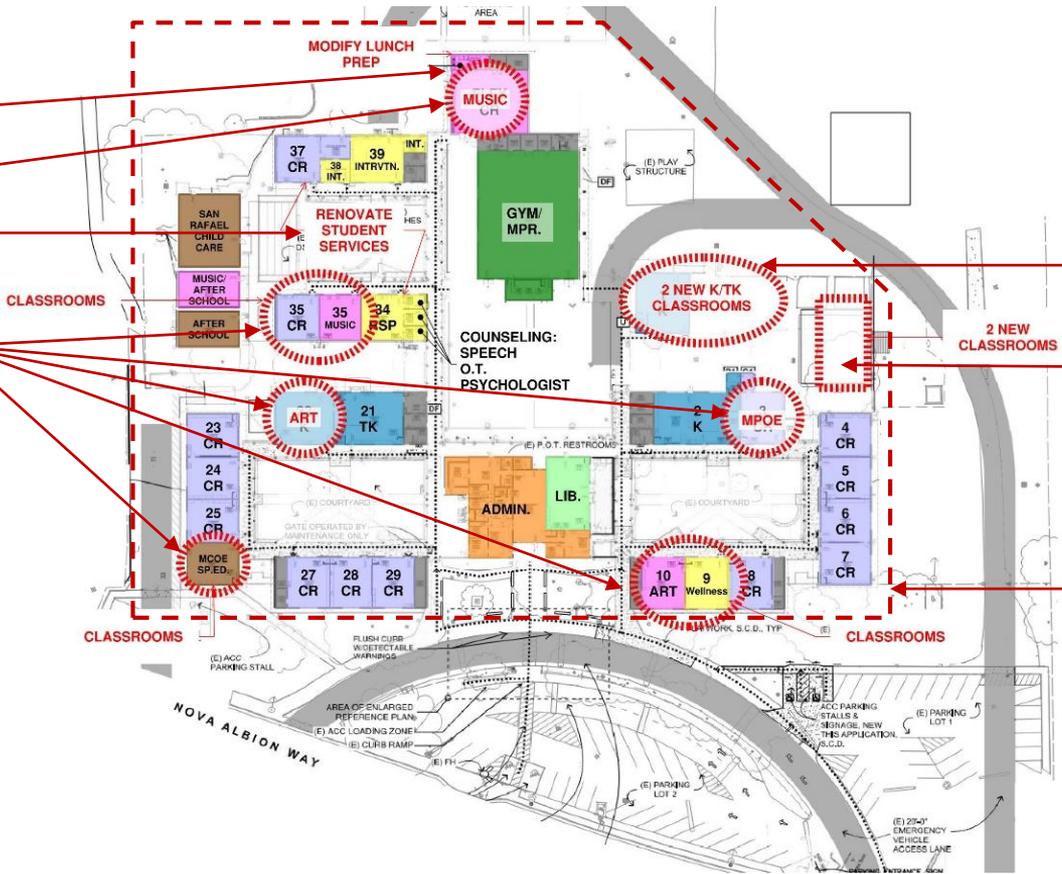
- Construct 4 TK/K classrooms
- Convert 4 Classrooms to TK/K & Wellness
- Demolish Restrooms @ Courtyard
- Convert 1 Classroom to Administration
- Replace MPR
- Landscaping & Site Work including Parking, Drop-off, & Grading



# EXPANSION SCENARIO 1 (TK-5): VALLECITO 534 STUDENTS

**Expansion Scope:**

- Reconfigure Lunch Prep
- Modernize Flex Room for Music & After School
- Renovate Student Services Wings
- Reconfigure Existing Spaces for Support Programs & Classrooms



**Expansion Scope:**

- Construct 2 TK/K Classrooms
- Construct 2 Classrooms

**Program Scope:**

- Site Security- fencing & gates (perimeter & internal circulation)

Use	#	Load	Students
TK	2	24	48
K	2	24	48
1-3	12	24	288
4-5	6	25	150
<b>Total</b>	<b>22</b>		<b>534</b>



# EXPANSION SCENARIO 1 (6-8): MILLER CREEK 755 STUDENTS CLASSROOM ADDITIONS ONLY

**Expansion Scope:**

- Construct 6 Classrooms
- Expand covered lunch area
- ADA improvements (Band, Library, Site)
- New Track
- Construct 2 Science Labs



**Miller Creek Planned Capacity:**

Room Utilization Factor: 5/7 (.71)  
 Music Room Utilization Factor: 2/7 (.21)  
 Lab/CR Ratio: .23

Use	#	Load	Students
CR	23	25	411
Lab	7	25	125
Art/Specialty	8	25	143
Music	3	25	21
Gym	2	25	36
SDC	3	9	19
<b>Total</b>	<b>46</b>		<b>755</b>

SPACE USE DIAGRAM



# EXPANSION SCENARIO 1 (6-8): MILLER CREEK 755 STUDENTS CLASSROOM ADDITIONS & PROGRAM IMPROVEMENTS

**Expansion Scope:**

- Construct 2 story classroom building with 13 classrooms, 2 art rooms, & 2 science labs
- Expand covered lunch area
- New Track
- ADA improvements (Band, Library, Site)

**Miller Creek Planned Capacity:**

Room Utilization Factor: 5/7 (.71)  
 Music Room Utilization Factor: 2/7 (.21)  
 Lab/CR Ratio: .23

Use	#	Load	Students
CR	23	25	411
Lab	7	25	125
Art/Specialty	8	25	143
Music	3	25	21
Gym	2	25	36
SDC	3	9	19
<b>Total</b>	<b>46</b>		<b>755</b>



SPACE USE DIAGRAM



# EXPANSION SCENARIO 2: EARLY CHILDHOOD CENTER & REBALANCE

**TK Campus @ District Office:**

Projected TK Enrollment (2030/31)*:	151
Current Capacity*:	0
<b>Planned Capacity:</b>	<b>144</b>
Additional Classrooms:	0
Additional TK/K Classrooms:	6

**Lucas Valley Elementary School:**

Projected Enrollment (2030/31)*:	421
Current Capacity*:	431
<b>Planned Capacity:</b>	<b>431</b>
Additional Classrooms:	0
Additional TK/K Classrooms:	1

**Mary E. Silveira Elementary School:**

Projected Enrollment (2030/31)*:	646
Current Capacity*:	461
<b>Planned Capacity:</b>	<b>486</b>
Additional Classrooms:	4
Additional TK/K Classrooms:	1

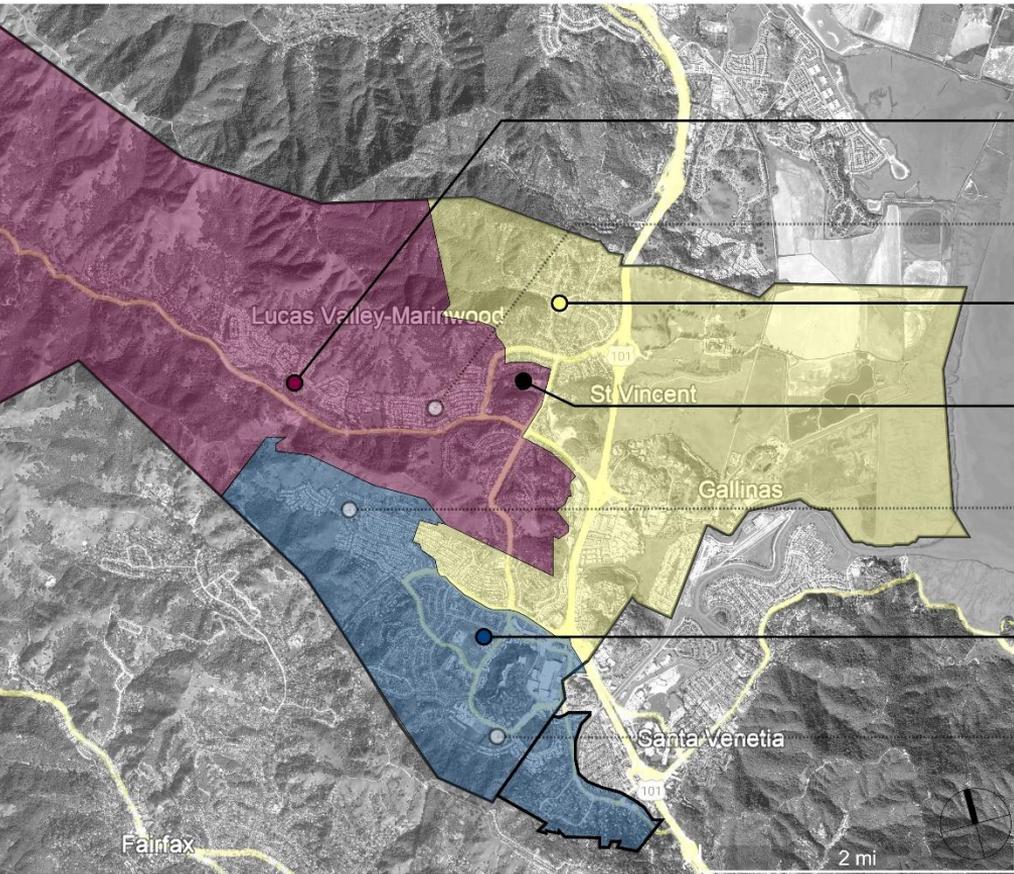
**Vallecito Elementary School:**

Projected Enrollment (2030/31)*:	520
Current Capacity*:	437
<b>Planned Capacity:</b>	<b>511</b>
Additional Classrooms:	2
Additional TK/K Classrooms:	2

**Miller Creek Middle School:**

Projected Enrollment (2030/31)*:	754
Current Capacity*:	635
<b>Planned Capacity:</b>	<b>755</b>
Additional Classrooms:	6
Additional Science Labs:	2

\*Capacity & Enrollment Data from King Consulting (Moderate Growth including Moderate Development)



**Summary**

TK-5 Capacity:	1572
6-8 Capacity:	755

**Lucas Valley Elementary School**

Planned Capacity:	456
Projected Enrollment 30/31:	421*

**Marin Waldorf Site**

Leased to Private School	
Planned Capacity:	0

**Mary E. Silveira Elementary School**

Planned Capacity:	486
Projected Enrollment 30/31:	646*

**Miller Creek Middle School**

Planned Capacity:	755
Projected Enrollment 30/31:	754*

**Santa Margarita Site**

Leased to Pre-school Programs	
Planned Capacity:	0

**Vallecito Elementary School**

Planned Capacity:	486
Projected Enrollment 30/31:	520*

**District Office (add TK Program)**

Administrative Offices & TK Campus	
Planned Capacity:	144

# EXPANSION SCENARIO 2 (TK-5): TK CAMPUS @ DISTRICT OFFICE

**District Offices:**

- Area to remain



**TK Campus:**

- Reconstruct Site & Buildings (12,000sf)
- 6 TK Classrooms
- Offices
- Flex Space
- Restrooms
- Play Yard
- Field Area
- Parking/Drop-off
- Utilities



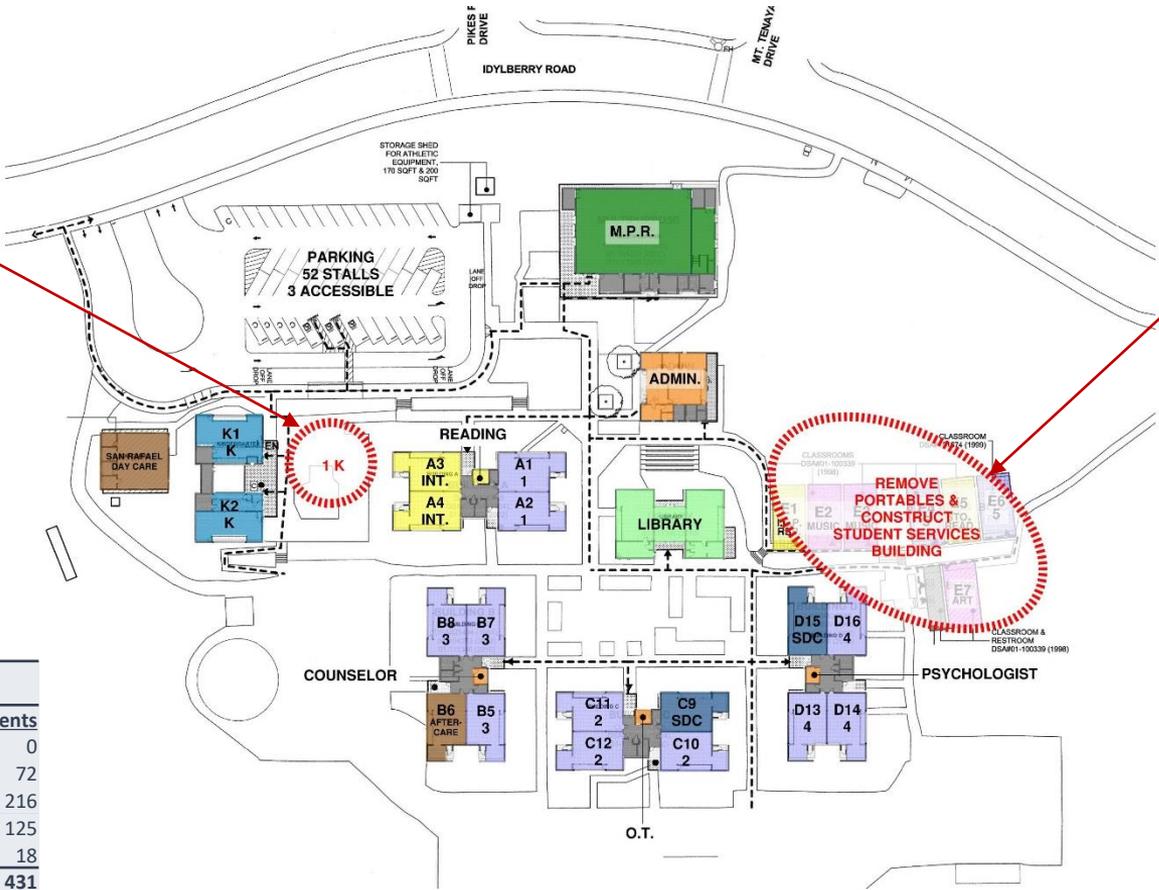
# EXPANSION SCENARIO 2 (TK-5): LUCAS VALLEY 431 STUDENTS

**Expansion Scope:**

- Construct 1 K Classroom
- Path of Travel Improvements

**Program Scope:**

- Modular Replacement-
- Student Support Building (9000sf):
  - 2 Flex Classrooms
  - Intervention Area
  - RSP Classroom
  - Wellness
  - Restrooms
  - Staff Room
- Landscaping & Site Work



Lucas Valley Planned Capacity

Use	#	Load	Students
TK	0	24	0
K	3	24	72
1-3	9	24	216
4-5	5	25	125
SDC	2	9	18
<b>Total</b>	<b>19</b>		<b>431</b>



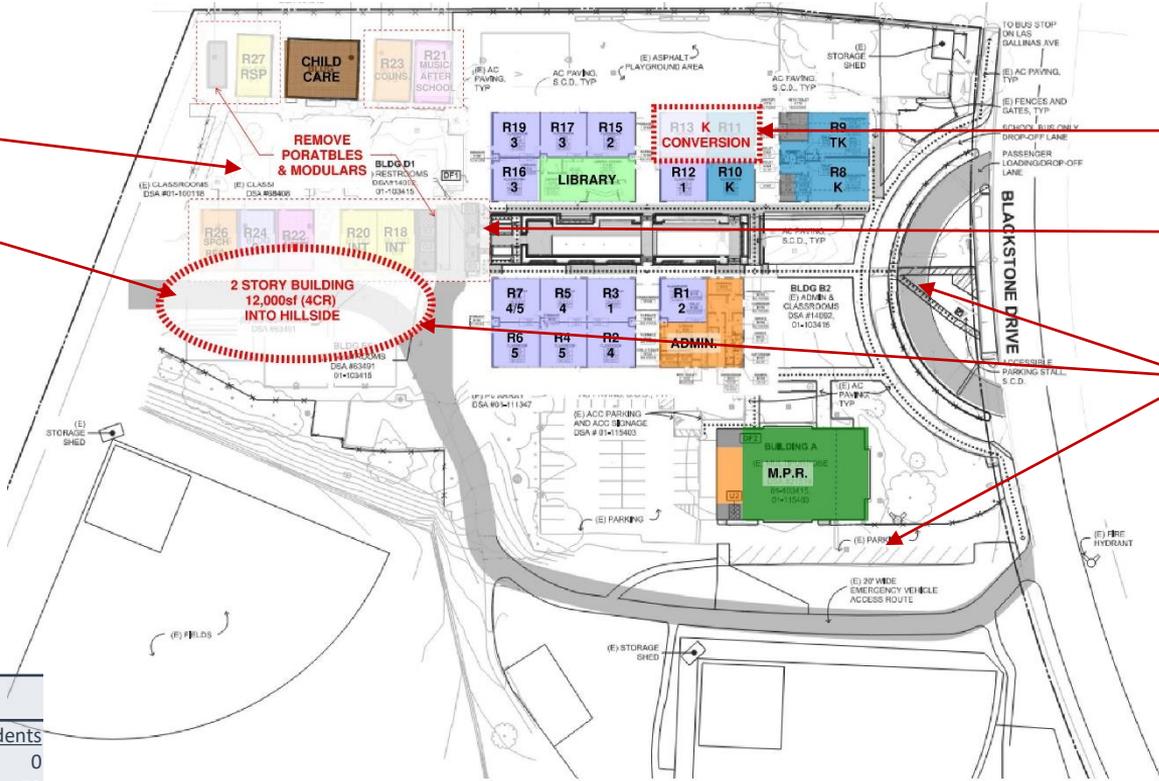
# EXPANSION SCENARIO 2 (TK-5): MARY E. SILVEIRA 486 STUDENTS

## Expansion Scope:

- Remove all portable & modular Classrooms
- Construct 2 Story Building (12,000sf):  
4 Classrooms  
2 Flex Classrooms  
Intervention Area  
RSP Classroom  
Wellness  
Restrooms

## Expansion Scope:

- Convert 2 Classrooms to 1 TK/K Classroom
- Demolish Restrooms @ Courtyard
- Landscaping & Site Work including Parking, Drop-off, & Grading



Mary E. Silveira Planned Capacity				
Use	#	Load		Students
TK	0	24		0
K	3	24		72
1-3	11	24		264
4-5	6	25		150
<b>Total</b>	<b>20</b>			<b>486</b>

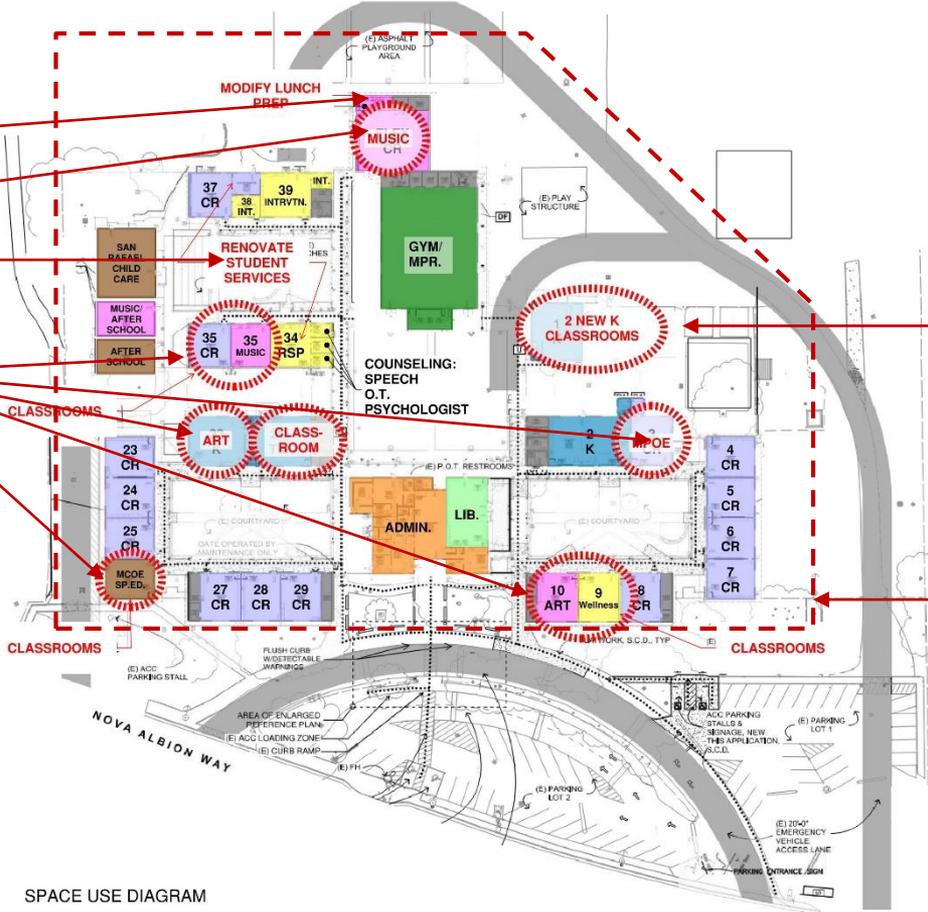
SPACE USE DIAGRAM



# EXPANSION SCENARIO 2 (TK-5): VALLECITO 486 STUDENTS

**Expansion Scope:**

- Reconfigure Lunch Prep
- Modernize Flex Room for Music & After School
- Renovate Student Services Wings
- Reconfigure Existing Spaces for Support Programs & Classrooms



**Expansion Scope:**

- Construct 2 TK/K Classrooms

**Program Scope:**

- Site Security- fencing & gates (perimeter & internal circulation)

Vallecito Planned Capacity			
Use	#	Load	Students
TK	0	24	0
K	3	24	72
1-3	11	24	264
4-5	7	25	175
<b>Total</b>	<b>21</b>		<b>511</b>

SPACE USE DIAGRAM



# EXPANSION SCENARIO 2 (6-8): MILLER CREEK 755 STUDENTS CLASSROOM ADDITIONS ONLY

**Expansion Scope:**

- Construct 6 Classrooms
- Expand covered lunch area
- New Track
- Construct 2 Science Labs
- ADA improvements (Band, Library, Site)

**Miller Creek Planned Capacity:**

Room Utilization Factor: 5/7 (.71)  
 Music Room Utilization Factor: 2/7 (.21)  
 Lab/CR Ratio: .23

Use	#	Load	Students
CR	23	25	411
Lab	7	25	125
Art/Specialty	8	25	143
Music	3	25	21
Gym	2	25	36
SDC	3	9	19
<b>Total</b>	<b>46</b>		<b>755</b>



SPACE USE DIAGRAM



# EXPANSION SCENARIO 2 (6-8): MILLER CREEK 755 STUDENTS CLASSROOM ADDITIONS & PROGRAM IMPROVEMENTS

**Expansion Scope:**

- Construct 2 story classroom building with 13 classrooms, 2 art rooms, & 2 science labs
- Expand covered lunch area
- New Track
- ADA improvements (Band, Library, Site)

**Miller Creek Planned Capacity:**

Room Utilization Factor: 5/7 (.71)  
 Music Room Utilization Factor: 2/7 (.21)  
 Lab/CR Ratio: .23

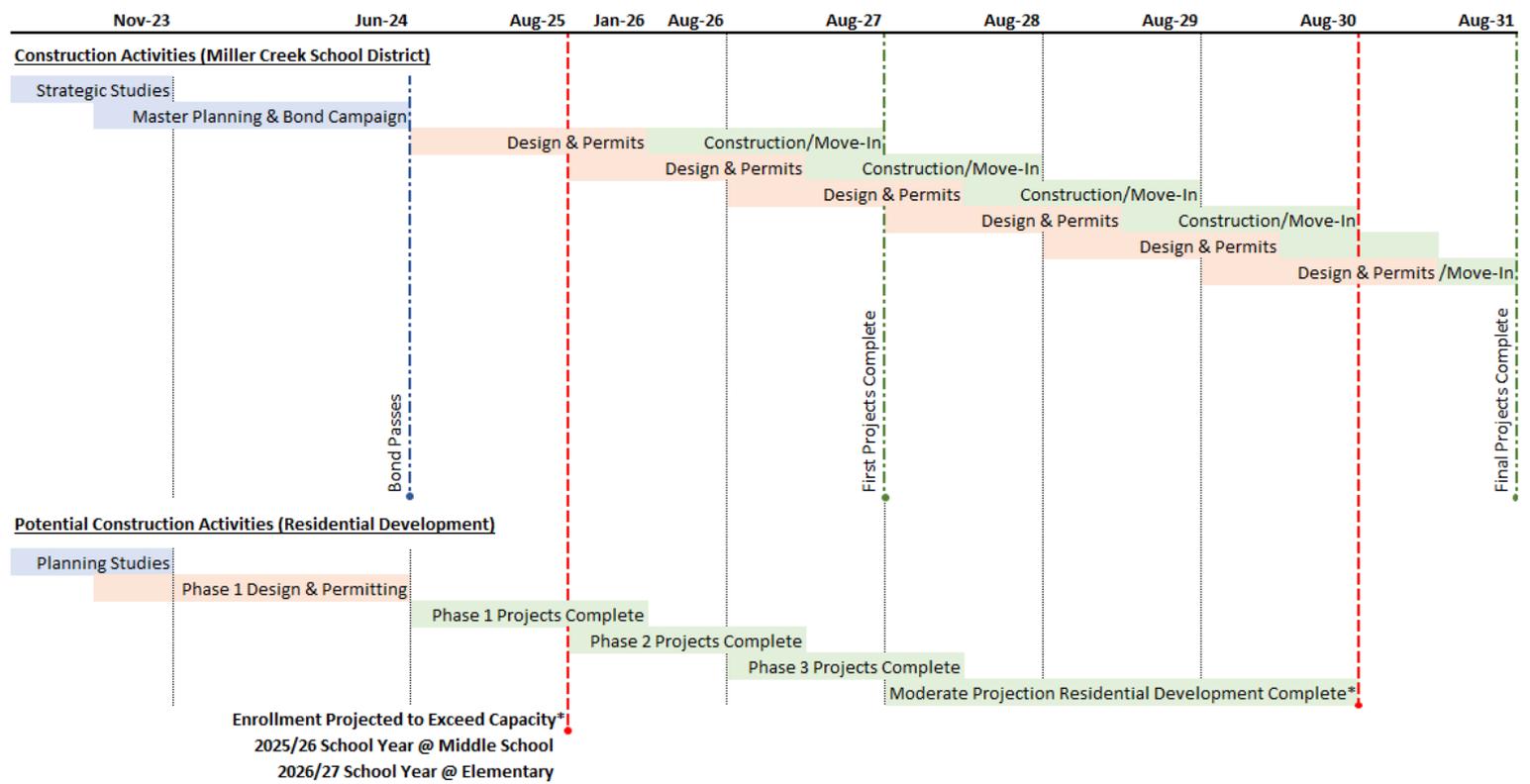
Use	#	Load	Students
CR	23	25	411
Lab	7	25	125
Art/Specialty	8	25	143
Music	3	25	21
Gym	2	25	36
SDC	3	9	19
<b>Total</b>	<b>46</b>		<b>755</b>



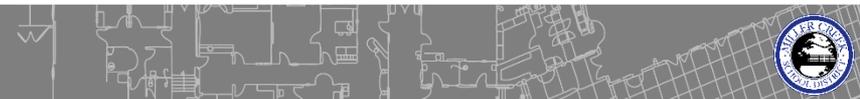
SPACE USE DIAGRAM



# TIMELINE FOR CONSTRUCTION IMPROVEMENTS



\* Enrollment & growth projections from King Consulting Development Impact Report 10.18.22



# NEXT STEPS

- Funding Sources:**
  - Local Bond Measure
  - Developer Fees
  - State Funds
- Campus Master Plans**
- Budget Allocation**
- Project Prioritization**

<b>Miller Creek Facilities Needs (2022 Costs):</b>	
EXPANSION:	\$105M - \$122M
MODERNIZATION:	\$109M - \$121M
TOTAL:	\$214M - \$243M



**From:** [Dan Hodges](#)  
**To:** [Arnold, Judy](#); [eric@ericlucan.com](mailto:eric@ericlucan.com)  
**Cc:** [Albert, Tanya](#); [Weber, Leslie](#)  
**Subject:** Housing Element Comment  
**Date:** Monday, December 5, 2022 11:10:22 AM

---

Some people who received this message don't often get email from [dhodges@woodruffssawyer.com](mailto:dhodges@woodruffssawyer.com). [Learn why this is important](#)

Dear Supervisor Arnold and Supervisor-Elect Lucan,

My family resides at 160 Churchill Lane in unincorporated Marin County (Novato). I am writing to you to respectfully ask that you remove the 791 and 805 Atherton Avenue sites for consideration from the list of potential housing projects in conjunction with the State's RHNA requirements.

First, I appreciate the position you are in with regard to having to make these decisions and comply with the State's requirements. However, these two sites are not well suited for these projects. My wife and 4 children moved here two years ago, in part because of the beautiful open space it provides for our family. All the homes in this area sit on large lots, and a development like this would not fit at all within the neighborhood.

I would like to make clear that I am not "anti-low/moderate income housing" and totally understand the need for additional housing in Marin. I do feel strongly that there are better locations for this type of housing. The sites on Atherton Avenue are not close to public transportation and amenities, which in reading the documents seems to be one of the requirements of the project. Further, Atherton Avenue is a two lane road, and the increased traffic would cause severe problems with the wildlife that live in the area.

All six sites (Atherton Avenue and Olive Avenue) are listed in a chart titled "Housing Site Removed from Utility Service Providers" (Table 22-2/Page 22-32 of the DEIR) because of an "Inability to serve the Proposed Project." In other words, the water district has responded saying they can't provide water to these sites without impacting their ability to provide water with a sufficient reserve for the entire community during dry years. It would also necessitate significant infrastructure upgrades even if they did have enough water. With ever increasing and severe droughts, the biggest and most important commodity will be water. Adding hundreds of new homes will put a further strain on an already precarious water supply that is heavily reliant on out-of-county water sources to provide basic needs for the service area..

We have serious concerns over the methodology and awareness of each sites unique terrain. For example, one of the candidate sites (805 Atherton Avenue), previously had an application submitted to subdivide the property into six lots. This however, was denied by the planning commission for several reasons. What it does tell me is that the slope calculations that are listed on the current housing element site list are incorrect and also don't recognize that 1.5 acres of the "buildable area" identified, was actually surveyed as wetlands in 2018. Both the Olive Avenue sites also have significant wetlands surrounding them which make them difficult or impossible to meet the numbers identified in the housing element site list. Has this been addressed? Do we want to make a decision to place homes here and then have to go back to "square one" when it becomes clear that the housing cannot be accommodated?

Most concerning is the additional traffic should an evacuation be needed in the case of a fire. Hundreds of homes would be evacuating at the same time on a two lane road, causing problems for us to get out as well as fire equipment to get in. I am a partner in a large insurance brokerage, and I can tell you that it is already difficult to obtain homeowners insurance due to fire hazard concerns in our neighborhood. Insurance companies look at home density for each area and is one of the determining factors in offering policies and the price of those policies. If over 100 additional homes are added, it may be extremely difficult to obtain policies. And even if we can, many people living in the new homes may not be able to even afford what the coverage will cost.

I am aware of the "Larkspur Alternative", and STRONGLY oppose those homes to be counted towards the City of Larkspurs requirements. I'm not even sure I understand why this is an option. If the land is on unincorporated Marin County land, then it shouldn't even be a consideration to have them counted as anything else.

I am also aware that the Buck Institute site is 20 acres and would be enough room for the housing on Atherton to be moved there. But there is something about only 10 acre lots being considered? I'm curious why this is?

Again, I want to be respectful of the mandate with which you are required to comply. But the sites on Atherton Avenue will cause more problems than it will solve, and there are definitely other sites more suitable.

I appreciate your consideration on this matter.

Thank you.

Dan

**Dan Hodges**  
**Senior Vice President, Partner**  
[dhodges@woodrufflaw.com](mailto:dhodges@woodrufflaw.com)

D 415.878.2463  
M 415.497.6793  
T 844.972.6326

Woodruff Sawyer  
50 California Street, Floor 12  
San Francisco, CA 94111

[woodrufflaw.com](http://woodrufflaw.com)

Ranked "World-Class Service" by NPS®. [Hear it from our clients >](#)

[LinkedIn](#) | [Facebook](#) | [Twitter](#) | [YouTube](#)

AN ASSUREX GLOBAL PARTNER | CA License 0329598  
This communication, including attachments, is confidential and may be privileged. If you received this message in error, please let the sender know and delete it immediately.

**From:** [EnvPlanning](#)  
**To:** [housingelement](#)  
**Subject:** FW: Mary + Kristen  
**Date:** Tuesday, December 6, 2022 9:18:11 AM  
**Attachments:** [mime-attachment.ics](#)

---

**Chelsea Hall | County of Marin**  
**Environmental Planning & Housing Aide**  
Community Development Agency  
Office #: 415-473-2267

---

**From:** Sackett, Mary <MSackett@marincounty.org>  
**Sent:** Monday, December 5, 2022 2:31 PM  
**To:** Hall, Chelsea <chall@marincounty.org>; Jones, Sarah <sbjones@marincounty.org>  
**Subject:** FW: Mary + Kristen

---

**From:** Kristen Brooks <[kristenbrooksm@gmail.com](mailto:kristenbrooksm@gmail.com)>  
**Sent:** Monday, December 5, 2022 1:54 PM  
**To:** Sackett, Mary <[MSackett@marincounty.org](mailto:MSackett@marincounty.org)>  
**Subject:** Re: Mary + Kristen

Looking forward to meeting today. Here is a letter to Damon and the BOS from members of our community that sums the concerns we have:

To Damon Connolly and the Board of Supervisors:

As residents of Lucas Valley-Marinwood, we write to express our deep concern about the proposed development at Jeanette Prandi.

Certainly we have a housing crisis in Marin County, however it is incumbent upon you as our leaders to ensure that housing development is rational and reasonable. Currently the site at Jeanette Prandi is designated open space, protected as such in perpetuity by Ordinance 3193 when Rotary Village was developed as affordable housing for seniors more than 20 years ago. This is a place where the community comes together, the elderly of Rotary Village can safely walk, wildlife roams, and children can safely make their way to the local elementary and middle schools.

Development in Lucas Valley is in direct opposition to the stated goals of the Board and the State, goals that seek to mitigate wildfire risk, resource utilization, community impact, and transportation burden. There is a deeply inequitable distribution of affordable housing across Marin with 40% of the proposed construction being shouldered by District 1. Furthermore, development at Jeanette Prandi poses

"significant and unavoidable" risks, according to your own EIR, including wildfire risk, flooding risk, inadequate water supply, risks to wildlife, and inadequate infrastructure. The plan undermines the decisions made by the Board in creating the Juvenile Hall Site Master Plan. To force the development of this space despite all of these consequences and realities, simply to meet a state mandate that the County has had years to prepare for, is irresponsible and reckless.

Development at Jeanette Prandi does not make sense. It risks the safety of our community, the state of our schools, and unduly burdens the tenuous infrastructure and limited water supply that we already face. We ask that you advocate for your district when it comes to safe, sensible, and realistic housing development in our area. We are not opposed to affordable housing. We are opposed to the development of housing in inappropriate areas considering the stated goals of the community and our local and state elected officials.

Our demand is that the Jeanette Prandi site be removed from the proposal for affordable housing development, for all of the reasons above in addition to the impact of the massive proposal for St. Vincents, and that a more reasonable, equitable, and sustainable solution be found.

Sincerely,

The undersigned residents of Lucas Valley-Marinwood

Kristen Brooks and Gerrin Graham  
2059 Huckleberry Rd

Jennifer and Tim Wallen  
812 Appleberry Drive

Dorothy and Shepherd Burton  
2047 Huckleberry Rd

Clea Badion and Kevin Kalahiki  
836 Appleberry Drive

Karsson and Dan Hevia  
575 Appleberry Drive

Vija Ozola Berg and Ulrich Berg  
2063 Huckleberry Road

Cristen and Eric Wright  
529 Appleberry Drive

Kristina Tham Sterner and Per Lindgren  
125 Mount Whitney Ct

Michele and Jason Sperling  
690 Cedarberry Ln

Simone Buchwalter and Hung Nguyen  
613 Appleberry Drive

Daniela Monteiro and Andrew Forrester  
885 Greenberry Ln

Tom and Leigh Rypma  
1122 Idylberry rd

Julie Renfroe and Caroline Weis  
2100 Elderberry Lane

Jordan and Cliff Miller  
135 Mount Whitney Court

Leyla Konuralp and Jon Dirienzo  
101 El Capitan Dr

Amy Jones & Jason Poulton  
105 Mount Whitney Court

Leslie Kurland and Jordan Kurland  
2042 Huckleberry Road

Sent from my iPhone

On Dec 5, 2022, at 9:30 AM, Sackett, Mary <[MSackett@marincounty.org](mailto:MSackett@marincounty.org)> wrote:

---

From: Kristen Brooks <[kristenbrooksm@gmail.com](mailto:kristenbrooksm@gmail.com)>

Sent: Monday, December 5, 2022 7:36 AM

To: Sackett, Mary <[MSackett@marincounty.org](mailto:MSackett@marincounty.org)>

Subject: Re: Third email

3:30 is great.

415-235-5078

I look forward to it-  
Kristen

Sent from my iPhone

On Dec 4, 2022, at 8:15 PM, Sackett, Mary <[MSackett@marincounty.org](mailto:MSackett@marincounty.org)> wrote:

Hi Kristen,

Tomorrow would 11am or 3:30pm work for you? What is the best number for me to call you?

Best,

Mary

-----Original Message-----

From: Kristen Brooks <[kristenbrooksm@gmail.com](mailto:kristenbrooksm@gmail.com)>

Sent: Saturday, December 3, 2022 1:52 PM

To: Sackett, Mary <[MSackett@marincounty.org](mailto:MSackett@marincounty.org)>

Cc: Connolly, Damon <[DConnolly@marincounty.org](mailto:DConnolly@marincounty.org)>

Subject: Re: Third email

Thank you Mary - it's appreciated. As is your offer to talk. I certainly don't want to impact your weekend (I'm a working mom too, and weekends are precious and packed!). Perhaps Monday?

I realize that this level of community involvement is likely too little, too late. Unfortunately, despite myself and many others banging the drum for months, it seems just now that the majority of the community has begun to rally around this issue. It is extra frustrating when places like Tiburon and Sleepy Hollow, whose residents say their land is "too precious" and "affordable housing should go in San Rafael and Novato", just decide to buy their land and preserve it.

My major concern is Lucas Valley Park and the scope of the building. It's just SO many units and the loss of that open space is just crushing. I appreciate the need for housing and our community embraces affordable housing done well - look at Rotary Village. If we could limit the scope to "Rotary Village 2" across the street where the under utilized County offices are, that would make sense in the space and with the scope of

what our community can absorb to mitigate the safety and resource impacts while preserving the spirit of why people want to live here and why people would want to move into any new housing.

Let me know a good time on Monday. I'll keep it brief out of respect for your time and review the documents in the interim. My understanding of the current count for Lucas Valley is 80 at LV Park + 58 across from Juvenile Hall + 26 at LV "environs" or 164 units in our small valley. Unbelievable.

Many thanks-  
Kristen

Sent from my iPhone

On Dec 2, 2022, at 11:19 AM, Sackett, Mary  
<[MSackett@marincounty.org](mailto:MSackett@marincounty.org)> wrote:

Hi Kristen-

The staff report for Tuesday's meeting is now available. Additionally, the staff report for the City of San Rafael's housing element discussion next week is also available.

I'm happy to have a phone call with you to discuss your concerns on Monday or Tuesday (or this weekend). Let me know if there is a good time for you. I have talked to many people in the community this week.

County of Marin staff report:

<https://www.marincounty.org/depts/bs/board-actions-meetings#id7>

City of San Rafael staff report:

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fstorage.googleapis.com%2Fproudcity%2Fsanrafaelca%2Fuploads%2F2022%2F12%2F3.a-San-Rafael-2023-2031-Housing-Element.pdf&data=05%7C01%7CMSackett%40marincounty.org%7Cecb24bdd89ff4af9f5c208dad6d6716f%7Cd272712e54ee458485b3934c194eeb6d%7C0%7C0%7C638058514>

[245701719%7CUnknown%7CTWFpbGZsb3d8eyJWljoimC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C&odata=h2l%2FrkWuuqAh0J5WmpgaJNMV0Al45p4rXul%2FZHaCDeY%3D&reserved=0](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fcityofsanrafael.us13.list-manage.com%2Ftrack%2Fclick%3Fu%3De38503ff0c6f78279099943ec%26id%3D809b3579bb%26e%3Dc5e5e9355a&p:data=05%7C01%7CMSackett%40marincounty.org%7Cecb24bdd89ff4af9f5c208dad6d6716f%7Cd272712e54ee458485b3934c194eeb6d%7C0%7C0%7C638058514245701719%7CUnknown%7CTWFpbGZsb3d8eyJWljoimC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C&odata=h2l%2FrkWuuqAh0J5WmpgaJNMV0Al45p4rXul%2FZHaCDeY%3D&reserved=0). City of San Rafael Working Draft Housing Element:  
<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fcityofsanrafael.us13.list-manage.com%2Ftrack%2Fclick%3Fu%3De38503ff0c6f78279099943ec%26id%3D809b3579bb%26e%3Dc5e5e9355a&p:data=05%7C01%7CMSackett%40marincounty.org%7Cecb24bdd89ff4af9f5c208dad6d6716f%7Cd272712e54ee458485b3934c194eeb6d%7C0%7C0%7C638058514245701719%7CUnknown%7CTWFpbGZsb3d8eyJWljoimC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C&odata=WXHmlh1fBN76Rpmnj3uXnTJlix9Oh64iCQtNyPdcU2Y%3D&reserved=0>

Sincerely,

Mary Sackett

-----Original Message-----

From: Kristen Brooks <[kristenbrooksm@gmail.com](mailto:kristenbrooksm@gmail.com)>

Sent: Thursday, December 1, 2022 3:41 PM

To: Sackett, Mary <[MSackett@marincounty.org](mailto:MSackett@marincounty.org)>

Cc: Connolly, Damon <[DConnolly@marincounty.org](mailto:DConnolly@marincounty.org)>

Subject: Re: Third email

[Some people who received this message don't often get email from [kristenbrooksm@gmail.com](mailto:kristenbrooksm@gmail.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Mary-

I am eager to hear the more substantive response you promised. I am especially interested as regards Ordinance 3193 and how it is possible to undue a local law without due process.

I absolutely appreciate the bind the county is in with the

housing mandates, but feel strongly that the solution cannot be at the cost of our community. I am not opposed to affordable housing - our community embraced it with Rotary Village and we would again if it was reasonable, rational, safe, and fair.

Thanks for your consideration and expect more outreach from our neighborhood. People are gravely concerned.

Appreciatively-

Kristen

Sent from my iPhone

On Nov 28, 2022, at 9:31 AM, Sackett, Mary  
<[MSackett@marincounty.org](mailto:MSackett@marincounty.org)> wrote:

Email Disclaimer:

<https://www.marincounty.org/main/disclaimers>

Email Disclaimer: <https://www.marincounty.org/main/disclaimers>

Email Disclaimer: <https://www.marincounty.org/main/disclaimers>