



COMMUNITY DEVELOPMENT AGENCY  
**HOUSING AND FEDERAL GRANTS DIVISION**

Thomas K. Lai  
DIRECTOR

**Supplemental Memo**

**To:** Board of Supervisors  
**From:** Jillian Zeiger, Senior Planner  
Leelee Thomas, Deputy Director  
**Subject:** December 6, 2022, Housing Element Staff Report and Attachments  
**Date:** December 6, 2022

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Building and Safety  
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This memo provides updated information to the December 6, Housing Element Staff report. Specifically, changes are being made to the Sites lists (Attachments 1- 3 and adding a new Attachment 5).

**Attachment 1 – Sites Update (Changed Circumstances)**

- *Sacramento/San Anselmo Properties* (APNs: 177-203-03, 177-203-04, 177-203-09, 177-220-41)

All of the parcels associated with this property were not included in the total unit count. APN 177-220-41 was not included, therefore, 7 units were not calculated in the total. The correct unit count for this property should be 64 units, including the 7 lower-income units.

- *Inverness sites* (Balmoral Way and Sir Francis Drake Boulevard (APNs: 112-143-03, 112-143-04, 112-143-05, 112-143-06, 112-143-07, 112-143-09, 112-143-11, 112-144-15, 112-144-25, 112-144-28, 112-220-08, 112-220-09)

Staff are recommending the removal of these 12 sites which are designated for 27 above market rate units. State law requires that candidate housing sites have access to sufficient utilities to support the proposed housing or be included in a “mandatory” program to provide enough water, sewer, and other utilities during the eight-year planning period. The Inverness District has insufficient water for new connections even in wet years. No new sites to accommodate above market rate units are needed to be added to the sites list as there are adequate sites to accommodate this change.

**Attachment 2 – Recommended Sites List with Changes**

Attachment 2 has been corrected to reflect the Sacramento/San Anselmo Properties discussed above and the Inverness properties discussed above. There is also a correction to the identified change in the affordability assignments to the

Buck site (APNs 125-180-79, 125-180-85). The table showed a reduction of 164 units under the above-moderate income category for this site. However, only 85 should be reduced. The identified units for this site are correct and take into account a move of 85 units from the above-moderate category to the lower and moderate-income categories.

**Attachment 3 – Recommended Sites List with Changes (Larkspur Alternative)**

Attachment 3 has been corrected to reflect the Sacramento/San Anselmo Properties discussed above and the Inverness properties discussed above. Additionally, there is a correction to the identified change in affordability to Buck discussed in the Attachment 2 summary above.

**Attachment 5 Universal List of Sites**

The universal list of sites which was included in the EIR is being included to provide the Board with additional site options if they choose to make changes outside of staff recommendations.

**Attachment 1: Sites Update (Changed Circumstances)**

**Changed Circumstances Sites**

Supervisor District	Site Name	APN	Address	Existing Zoning	Current HE #				Revised #				Reasoning
					Housing Units/Income Distribution				Housing Units/Income Distribution				
					Lower	Moderate	Above Moderate	Total	Lower	Moderate	Above Moderate	Total	
1	Outnumbered, LLC	180-261-10	70 Oxford Dr	A2-B2	0	0	28	28	0	0	4	4	Property owners have studied the parcel and believe that 4 units are realistic
4	Vacant Nicasio	121-080-05	4449 Nicasio Valley Rd	RMPC-1	0	0	4	4	0	0	0	0	Property owner claims that this is not a vacant site. No development should be proposed
3	Martha Company, Unincorporated Tiburon	059-251-05	Paradise Dr	RMP-0.2	0	0	43	43	0	0	0	0	Purchased to be preserved as open space.
2	Sacramento/San Anselmo Properties	177-203-04	404 San Francisco Blvd	R1	16	0	0	16	4	0	12	16	Changes to income levels based on proposed project
		177-203-03	74 Sacramento Ave		18	0	0	18	4	0	14	18	
		177-220-41	San Francisco Blvd, Sleepy Hollow		7	0	0	7	7	0	0	7	
		177-203-09	60 Sacramento Ave		15	8	0	23	5	0	18	23	
2	Hidden Valley Elementary School	177-011-13	Fawn Drive, Sleepy Hollow	PF-RSP-2	0	0	5	5	0	0	0	0	Recreation easement purchased in perpetuity for county park and recreational purposes
3	Strawberry Recreation District	043-361-54	Redwood Hwy Frontage Rd	RMP-12.1	46	0	0	46	0	0	46	46	Too steep to accommodate lower income, moved to above moderate
4	Grandi Building	119-234-01	54 B St, Pt. Reyes Station	C-VCR-B2	25	0	0	25	21	0	0	21	Reduced due to septic capacity; used Walnut Place density of 16.8 du/ac
4	Olema Catholic Church	166-181-01	10189 State Route 1	C-VCR	24	0	0	24	20	0	0	20	Reduced due to septic capacity; used Walnut Place density of 16.8 du/ac
2	Cal Park	018-074-16 018-075-28 018-081-04 018-082-13 018-083-01 018-083-09 018-084-12 018-085-23 018-086-17 018-086-18	Woodland Ave/Auburn St	RSP-4	30	0	90	120	25	0	85	110	Property owner submitted a biological assessment that delineated the extent of seasonal wetlands on the property. Proportionately reduced to = 110 units

Attachment 2: Recommended Site List with Changes

Community	Strategy	Name	Housing Units by RHNA Income Categories				Change				
			Lower	Moderate	Above-Moderate	Total	Lower	Moderate	Above-Moderate	Total	
Almonte	Commercial Center MU	Holiday Inn Mill Valley	72	0	0	72	+72	-	-	+72	Site Re-Added
	Credit	150 Shoreline	0	0	10	10					
	Underutilized	Jack Krystal Hotel Parcel Site	0	0	36	36					
Blackpoint	Underutilized Residential	Greenpoint Nursery	0	0	53	53					
	Vacant	Vacant Blackpoint (Olive Ave; 55-acre site)	0	0	58	58					
Bollinas	Credit	Aspen Lots	2	0	0	2					
		Downtown Project	9	0	0	9					
		Overlook Lots	2	0	0	2					
California Park	Credit	Albion Monolith	1	0	8	9					
	Vacant	Cal Park	25	0	85	110	-5	-	-5	-10	
Forest Knolls	Rehabilitation	Office - Forest Knolls (Upper Floors)	0	0	2	2					
	Underutilized Residential	6760 Sir Francis Drake Boulevard	0	0	8	8					
Inverness	Public Site	Inverness County Site	0	0	13	13	-	-	-13	-13	Site Removed
	Underutilized Residential	Inverness Underutilized Residential	0	0	14	14	-	-	-14	-14	Site Removed
Kentfield	Religious	Kentfield Catholic Church	0	14	0	14					
	School Site	College of Marin Parking Lot	81	0	0	81					
	Underutilized	Kentfield Commercial Underutilized	18	78	0	96					
		Sloat Garden Center	31	0	0	31					
Underutilized Residential	Bayview Underutilized	0	0	3	3						
Lagunitas	Rehabilitation	Office - Lagunitas (Upper Floors and Rear Prop)	16	10	4	30					
	Religious	Saint Cecilia Church	16	0	0	16					
Lucas Valley	Commercial Center MU	Office (Across From Juvenile Hall)	58	0	0	58					
	Public Site	Marin County Juvenile Hall	80	0	0	80					
Lucas Valley Environs	Vacant	Lucas Valley Environs Vacant	0	0	26	26					
Marin City	Commercial Center MU	Marin Gateway Center	0	50	50	100					
	Credit	825 Drake	74	0	0	74					
	Religious	Cornerstone Community Church of God	0	4	0	4					
	School Site	MLK Academy School	0	63	0	63					
	Vacant	Donahue Highlands (formerly LiBao)	0	0	25	25					
Marinwood	Commercial Center MU	Marinwood Plaza	123	0	27	150	+23	-	+27	+50	
	Religious	Carmelite Monastery of the Mother of God	0	32	0	32					
Nicasio	Public Site	Nicasio Corp Yard - County	16	0	0	16					
	Vacant	Vacant Nicasio	0	0	0	0	-	-	-4	-4	Site Removed
North Novato	Underutilized Residential	Atherton Corridor	109	38	0	147					
	Vacant	Buck Center Vacant Property	0	0	249	249					
Olema	Religious	Olema Catholic Church	20	0	0	20	-4	-	-	-4	
	Underutilized	Olema	0	31	5	36					
Pt. Reyes Station	Public Site	Pt. Reyes Coast Guard Rehabilitation/Conversion	50	0	0	50					
		Pt. Reyes County Vacant Site	37	0	0	37					
	Rehabilitation	Grandi Building/Site	21	0	0	21	-4	-	-	-4	
	Religious	Presbytery of the Redwoods	0	3	0	3					
	Underutilized	Pt. Reyes Village	17	0	0	17					
		Pt. Reyes Village Red/Green Barn	24	0	0	24					
Vacant	Vacant Pt. Reyes Station	0	0	4	4						
San Geronimo Village	Religious	Presbyterian Church San Geronimo	0	15	0	15					
San Quentin	Credit	San Quentin Adjacent Vacant Property	115	115	0	230					
Santa Venetia	Religious	Bernard Osher Marin Jewish Community Center	36	0	0	36					
		Church of Jesus Christ	35	0	0	35					
		Congregation Rodef Shalom Marin	0	13	0	13					
	School Site	McPhail School	0	0	33	33					
		Old Gallinas Children Center	50	0	0	50					
	Vacant	50 Bayhills Drive	0	0	5	5					
		Outnumbered, LLC	0	0	4	4	-	-	-24	-24	
		Santa Venetia Vacant	0	0	2	2					

		Vacant Santa Venetia	0	0	3	3					
Sleepy Hollow	Religious	Subud California	0	4	0	4					
	School Site	Hidden Valley Elm Schl Vacant Area	0	0	0	0	-	-	-5	-5	Site Removed
		San Domenico School	50	0	0	50					
	Underutilized	Sacramento/San Anselmo Properties	20	0	44	64	-36	-8	+44	-	Only Change to Affordability Designations
Vacant	Karuna	0	0	10	10						
St. Vincent's	Religious	St. Vincents/Silveira	440	0	240	680					
Stinson Beach	Underutilized	Stinson Beach Commercial	0	0	5	5					
	Underutilized Residential	Stinson Beach Underutilized	0	0	3	3					
	Vacant	Stinson Beach ComCntr Vacant	0	0	5	5					
Strawberry	Commercial Center MU	Strawberry Village Center	100	0	0	100					
	Credit	North Coast Seminary	0	0	89	89					
	Public Site	Strawberry Recreation District Site	0	0	46	46	-46	-	+46	-	Only Change to Affordability Designations
	Underutilized	Strawberry Commercial	0	0	60	60					
	Vacant	North Knoll Rd/Saint Thomas Dr	0	0	26	26	-	+8	+25	+33	
		Pan Pac Ocean Site	0	0	32	32					
Tamalpais	Public Site	Tam Junction State Vacant Lot	0	12	0	12					
	Religious	Peace Lutheran Church	20	0	0	20					
Tomales	Religious	Tomales Catholic Church	0	13	0	13					
	School Site	Shoreline Unified School District	44	0	0	44					
		Tomales Joint Union High School District	0	14	0	14					
	Underutilized	Tomales	0	0	11	11					
		Tomales Nursery	0	0	6	6					
Vacant	Vacant Tomales	0	0	30	30						
Unincorporated Fairfax	Commercial Center MU	Oak Manor @ Sir Francis (Hsng Ovrly)	36	0	0	36					
Unincorporated Tiburon	Credit	Martha Company	0	0	0	0	-	-	-43	-43	Site Removed
Woodacre	Public Site	Woodacre Fire Station	0	10	0	10					

Attachment 3: Recommended Site List with Changes (Larkspur Alternative)

Community	Strategy	Name	Housing Units by RHNA Income Categories				Change				
			Lower	Moderate	Above-Moderate	Total	Lower	Moderate	Above-Moderate	Total	
Almonte	Commercial Center MU	Holiday Inn Mill Valley	72	0	0	72	+72	-	-	+72	Site Re-Added
	Credit	150 Shoreline	0	0	10	10					
	Underutilized	Jack Krystal Hotel Parcel Site	0	0	36	36					
Blackpoint	Underutilized Residential	Greenpoint Nursery	0	0	53	53					
	Vacant	Vacant Blackpoint (Olive Ave; 55-acre site)	0	0	58	58					
Bollinas	Credit	Aspen Lots	2	0	0	2					
		Downtown Project	9	0	0	9					
		Overlook Lots	2	0	0	2					
California Park	Credit	Albion Monolith	1	0	8	9					
	Vacant	Cal Park	25	0	85	110	-5	-	-5	-10	
Forest Knolls	Rehabilitation	Office - Forest Knolls (Upper Floors)	0	0	2	2					
	Underutilized Residential	6760 Sir Francis Drake Boulevard	0	0	8	8					
Inverness	Public Site	Inverness County Site	0	0	13	13	-	-	-13	-13	Site Removed
	Underutilized Residential	Inverness Underutilized Residential	0	0	14	14	-	-	-14	-14	Site Removed
Kentfield	Religious	Kentfield Catholic Church	0	14	0	14					
	School Site	College of Marin Parking Lot	81	0	0	81					
	Underutilized	Kentfield Commercial Underutilized	18	78	0	96					
		Sloat Garden Center	31	0	0	31					
Underutilized Residential	Bayview Underutilized	0	0	3	3						
Lagunitas	Rehabilitation	Office - Lagunitas (Upper Floors and Rear Prop)	16	10	4	30					
	Religious	Saint Cecilia Church	16	0	0	16					
Lucas Valley	Commercial Center MU	Office (Across From Juvenile Hall)	58	0	0	58					
	Public Site	Marin County Juvenile Hall	80	0	0	80					
Lucas Valley Environs	Vacant	Lucas Valley Environs Vacant	0	0	26	26					
Marin City	Commercial Center MU	Marin Gateway Center	0	50	50	100					
	Credit	825 Drake	74	0	0	74					
	Religious	Cornerstone Community Church of God	0	4	0	4					
	School Site	MLK Academy School	0	63	0	63					
	Vacant	Donahue Highlands (formerly LiBao)	0	0	25	25					
Marinwood	Commercial Center MU	Marinwood Plaza	123	0	27	150	+23	-	+27	+50	
	Religious	Carmelite Monastery of the Mother of God	0	32	0	32					
Nicasio	Public Site	Nicasio Corp Yard - County	16	0	0	16					
	Vacant	Vacant Nicasio	0	0	0	0	-	-	-4	-4	Site Removed
North Novato	Underutilized Residential	Atherton Corridor	109	38	62	209			+62	+62	
	Vacant	Buck Center Vacant Property	57	28	164	249	+57	+28	-85	-	Only Change to Affordability Designations
Olema	Religious	Olema Catholic Church	20	0	0	20	-4	-	-	-4	
	Underutilized	Olema	0	31	5	36					
Pt. Reyes Station	Public Site	Pt. Reyes Coast Guard Rehabilitation/Conversion	50	0	0	50					
		Pt. Reyes County Vacant Site	37	0	0	37					
	Rehabilitation	Grandi Building/Site	21	0	0	21	-4	-	-	-4	
	Religious	Presbytery of the Redwoods	0	3	0	3					
	Underutilized	Pt. Reyes Village	17	0	0	17					
		Pt. Reyes Village Red/Green Barn	24	0	0	24					
Vacant	Vacant Pt. Reyes Station	0	0	4	4						
San Geronimo Village	Religious	Presbyterian Church San Geronimo	0	15	0	15					
San Quentin	Credit	San Quentin Adjacent Vacant Property	115	115	0	230					
Santa Venetia	Religious	Bernard Osher Marin Jewish Community Center	36	0	0	36					
		Church of Jesus Christ	35	0	0	35					
		Congregation Rodef Shalom Marin	0	13	0	13					
	School Site	McPhail School	0	0	33	33					
		Old Gallinas Children Center	50	0	0	50					
	Vacant	50 Bayhills Drive	0	0	5	5					
Outnumbered, LLC		0	0	4	4	-	-	-24	-24		
		Santa Venetia Vacant	0	0	2	2					

		Vacant Santa Venetia	0	0	3	3					
Sleepy Hollow	Religious	Subud California	0	4	0	4					
	School Site	Hidden Valley Elm Schl Vacant Area	0	0	0	0	-	-	-5	-5	Site Removed
		San Domenico School	50	40	0	90	-	+40	-	+40	
	Underutilized	Sacramento/San Anselmo Properties	20	0	44	64	-36	-8	+44	-	Only Change to Affordability Designations
Vacant	Karuna	0	0	10	10						
St. Vincent's	Religious	St. Vincents/Silveira	440	0	303	743	-	-	+63	+63	
Stinson Beach	Underutilized	Stinson Beach Commercial	0	0	5	5					
	Underutilized Residential	Stinson Beach Underutilized	0	0	3	3					
	Vacant	Stinson Beach ComCntr Vacant	0	0	5	5					
Strawberry	Commercial Center MU	Strawberry Village Center	100	0	0	100					
	Credit	North Coast Seminary	0	0	89	89					
	Public Site	Strawberry Recreation District Site	0	0	46	46	-46	-	+46	-	Only Change to Affordability Designations
	Underutilized	Strawberry Commercial	0	0	60	60					
	Vacant	North Knoll Rd/Saint Thomas Dr	0	0	26	26	-	+8	+25	+33	
		Pan Pac Ocean Site	0	0	32	32					
Tamalpais	Public Site	Tam Junction State Vacant Lot	0	12	0	12					
	Religious	Peace Lutheran Church	20	0	0	20					
Tomales	Religious	Tomales Catholic Church	0	13	0	13					
	School Site	Shoreline Unified School District	44	0	0	44					
		Tomales Joint Union High School District	0	14	0	14					
	Underutilized	Tomales	0	0	11	11					
		Tomales Nursery	0	0	6	6					
Vacant	Vacant Tomales	0	0	30	30						
Unincorporated Fairfax	Commercial Center MU	Oak Manor @ Sir Francis (Hsng Ovrly)	36	0	0	36					
Unincorporated Tiburon	Credit	Martha Company	0	0	43	43	-	-	-43	-43	Site Removed
Woodacre	Public Site	Woodacre Fire Station	0	10	0	10					



# County of Marin 2023-2031 Housing Element

## Draft Candidate Housing Sites

Revised: February 16, 2022

Draft Sites Inventory: Candidate Housing Sites  Location Identifier (Community/Address or Assessor Parcel Number)	RHNA Income Categories			
	Very Low and Low Income	Moderate Income	Above Moderate Income	Total
	<50-80% of Area Median Income	80-120% of Area Median Income	>120% of Area Median Income	
<b>Commercial Center Mixed Use</b>	<b>390</b>	<b>60</b>	<b>60</b>	<b>510</b>
<b>Almonte</b>	<b>72</b>	-	-	<b>72</b>
160 Shoreline Hwy	72	-	-	72
<b>Lucas Valley</b>	<b>58</b>	-	-	<b>58</b>
7 Mt Lassen Dr	58	-	-	58
<b>Marin City</b>	<b>60</b>	<b>60</b>	<b>60</b>	<b>180</b>
190 Donahue St	60	60	60	180
<b>Marinwood</b>	<b>136</b>	-	-	<b>136</b>
121 Marinwood Ave	16	-	-	16
164-471-71 (Marinwood Ave)	7	-	-	7
164-471-72 (Marinwood Ave)	13	-	-	13
175 Marinwood Ave	43	-	-	43
197 Marinwood Ave	57	-	-	57
<b>Strawberry</b>	<b>28</b>	-	-	<b>28</b>
800 Redwood Hwy Frontage Rd	28	-	-	28
<b>Unincorporated Fairfax</b>	<b>36</b>	-	-	<b>36</b>
2400 Sir Francis Drake Blvd	11	-	-	11
2410 Sir Francis Drake Blvd	25	-	-	25
<b>Public Site</b>	<b>434</b>	<b>124</b>	<b>12</b>	<b>570</b>
<b>Inverness</b>	-	-	<b>12</b>	<b>12</b>
13270 Sir Francis Drake Blvd	-	-	12	12
<b>Lucas Valley</b>	<b>254</b>	-	-	<b>254</b>
2 Jeannette Prandi Way	254	-	-	254
<b>Nicasio</b>	<b>16</b>	-	-	<b>16</b>
5600 Nicasio Valley Rd	16	-	-	16
<b>Pt. Reyes Station</b>	<b>37</b>	<b>9</b>	-	<b>46</b>
2 Toby St	-	9	-	9
9 Giacomini Rd	37	-	-	37
<b>Tamalpais</b>	<b>12</b>	-	-	<b>12</b>
052-041-27 (Shoreline Hwy)	12	-	-	12
<b>Rehabilitation/Conversion</b>	<b>101</b>	<b>6</b>	-	<b>107</b>
<b>Forest Knolls</b>	-	<b>2</b>	-	<b>2</b>
6900 Sir Francis Drake Blvd	-	2	-	2
<b>Lagunitas</b>	<b>26</b>	<b>4</b>	-	<b>30</b>
7120 Sir Francis Drake Blvd	16	-	-	16
7282 Sir Francis Drake Blvd	10	4	-	14
<b>Pt. Reyes Station</b>	<b>75</b>	-	-	<b>75</b>
100 Commodore Webster Dr	50	-	-	50
54 B St	25	-	-	25
<b>Religious Institutions</b>	<b>715</b>	<b>710</b>	<b>600</b>	<b>2,025</b>
<b>Kentfield</b>	-	<b>14</b>	-	<b>14</b>
215 Bon Air Rd	-	14	-	14
<b>Marin City</b>	-	<b>32</b>	-	<b>32</b>
101 Donahue St	-	13	-	13
626 Drake Ave	-	4	-	4
639 Drake Ave	-	15	-	15
<b>Marinwood</b>	-	<b>32</b>	-	<b>32</b>
530 Blackstone Dr	-	32	-	32



Draft Sites Inventory: Candidate Housing Sites  Location Identifier (Community/Address or Assessor Parcel Number)	RHNA Income Categories			
	Very Low and Low Income	Moderate Income	Above Moderate Income	Total
	<50-80% of Area Median Income	80-120% of Area Median Income	>120% of Area Median Income	
<b>Olema</b>	<b>24</b>	-	-	<b>24</b>
10189 State Route 1	24	-	-	24
<b>Pt. Reyes Station</b>	-	<b>3</b>	-	<b>3</b>
11445 State Route 1	-	3	-	3
<b>San Geronimo Village</b>	-	<b>4</b>	-	<b>4</b>
6001 Sir Francis Drake Blvd	-	4	-	4
<b>Santa Venetia</b>	<b>71</b>	<b>13</b>	-	<b>84</b>
170 N San Pedro Rd	-	13	-	13
180 N San Pedro Rd	10	-	-	10
200 N San Pedro Rd	13	-	-	13
210 N San Pedro Rd	13	-	-	13
220 N San Pedro Rd	35	-	-	35
<b>Sleepy Hollow</b>	-	<b>4</b>	-	<b>4</b>
100 Sacramento Ave	-	4	-	4
<b>St. Vincent'S</b>	<b>600</b>	<b>600</b>	<b>600</b>	<b>1,800</b>
1 St Vincents Dr	600	600	600	1,800
<b>Tamalpais</b>	<b>20</b>	-	-	<b>20</b>
205 Tennessee Valley Rd	20	-	-	20
<b>Tomales</b>	-	<b>8</b>	-	<b>8</b>
26825 State Route 1	-	8	-	8
<b>School Site</b>	<b>440</b>	<b>72</b>	<b>117</b>	<b>629</b>
<b>Kentfield</b>	<b>108</b>	-	-	<b>108</b>
071-132-11 (Sir Francis Drake Blvd)	21	-	-	21
071-132-12 (Sir Francis Drake Blvd)	7	-	-	7
<b>139 Kent Ave</b>	<b>80</b>	-	-	<b>80</b>
<b>San Geronimo Valley</b>	-	-	<b>98</b>	<b>98</b>
172-350-22	-	-	98	98
<b>Santa Venetia</b>	<b>186</b>	<b>59</b>	<b>12</b>	<b>257</b>
1565 Vendola Dr	-	55	-	55
180-161-09 (N San Pedro Rd)	-	4	-	4
180-161-10 (N San Pedro Rd)	-	-	12	12
251 N San Pedro Rd	186	-	-	186
<b>Sleepy Hollow</b>	<b>90</b>	-	<b>5</b>	<b>95</b>
1500 Butterfield Rd	90	-	-	90
177-011-13 (Fawn Dr)	-	-	5	5
<b>Tomales</b>	<b>56</b>	<b>13</b>	<b>2</b>	<b>71</b>
102-080-10 (State Route 1)	13	-	1	14
102-080-13 (State Route 1)	-	7	-	7
102-080-19 (State Route 1)	35	-	-	35
102-080-20 (State Route 1)	8	-	1	9
102-080-21 (State Route 1)	-	6	-	6
<b>Underutilized Nonresidential (Commercial/Office/Other)</b>	<b>415</b>	<b>356</b>	<b>29</b>	<b>800</b>
<b>Almonte</b>	<b>36</b>	-	-	<b>36</b>
260 Redwood Hwy Frontage Rd	36	-	-	36
<b>Bolinas</b>	<b>9</b>	-	-	<b>9</b>
1 Olema Bolinas Rd	9	-	-	9
<b>Inverness</b>	-	<b>148</b>	-	<b>148</b>
12781 Sir Francis Drake Blvd	-	8	-	8
12784 Sir Francis Drake Blvd	-	10	-	10
12785 Sir Francis Drake Blvd	-	8	-	8
12786 Sir Francis Drake Blvd	-	10	-	10
12852 Sir Francis Drake Blvd	-	16	-	16
13271 Sir Francis Drake	-	96	-	96
<b>Kentfield</b>	<b>129</b>	<b>67</b>	-	<b>196</b>
074-031-37 (College Ave)	12	-	-	12

Draft Sites Inventory: Candidate Housing Sites  Location Identifier (Community/Address or Assessor Parcel Number)	RHNA Income Categories			
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074-031-63 (Sir Francis Drake Blvd)	-	4	-	4
074-031-69 (Sir Francis Drake Blvd)	-	3	-	3
1111 Sir Francis Drake Blvd	21	-	-	21
1125 Sir Francis Drake Blvd	16	-	-	16
1129 Sir Francis Drake Blvd	13	-	-	13
700 Sir Francis Drake Blvd	31	-	-	31
848 College Ave	7	-	-	7
850 College Ave	11	-	-	11
901 Sir Francis Drake Blvd	18	-	-	18
907 Sir Francis Drake Blvd	-	5	-	5
911 Sir Francis Drake Blvd	-	6	-	6
913 Sir Francis Drake Blvd	-	7	-	7
921 Sir Francis Drake Blvd	-	6	-	6
923 Sir Francis Drake Blvd	-	4	-	4
928 Sir Francis Drake Blvd	-	4	-	4
929 Sir Francis Drake Blvd	-	8	-	8
935 Sir Francis Drake Blvd	-	5	-	5
937 Sir Francis Drake Blvd	-	4	-	4
939 Sir Francis Drake Blvd	-	3	-	3
941 Sir Francis Drake Blvd	-	3	-	3
943 Sir Francis Drake Blvd	-	5	-	5
<b>Nicasio</b>	<b>9</b>	-	-	<b>9</b>
4299 Nicasio Valley Rd	9	-	-	9
<b>Olema</b>	<b>64</b>	<b>11</b>	-	<b>75</b>
10002 State Route 1	10	-	-	10
10021 State Route 1	9	-	-	9
10045 State Route 1	-	6	-	6
10095 State Route 1	13	-	-	13
88 Bear Valley Rd	11	-	-	11
9840 State Route 1	10	-	-	10
9870 State Route 1	-	5	-	5
9950 Sir Francis Drake Blvd	11	-	-	11
<b>Pt. Reyes Station</b>	<b>67</b>	-	-	<b>67</b>
10905 State Route 1	26	-	-	26
510 Mesa Rd	24	-	-	24
60 Fifth St	17	-	-	17
<b>San Geronimo Valley</b>	-	-	<b>29</b>	<b>29</b>
5800 Sir Francis Drake Blvd	-	-	29	29
<b>Santa Venetia</b>	-	<b>28</b>	-	<b>28</b>
290 N San Pedro Rd	-	5	-	5
294 N San Pedro Rd	-	3	-	3
296 N San Pedro Rd	-	3	-	3
70 San Pablo Ave	-	5	-	5
77 San Pablo Ave	-	12	-	12
<b>Sleepy Hollow</b>	<b>56</b>	<b>8</b>	-	<b>64</b>
177-220-41 (San Francisco Blvd)	7	-	-	7
4 Sacramento Ave	16	-	-	16
404 San Francisco Blvd	18	-	-	18
60 Sacramento Ave	15	8	-	23
<b>Stinson Beach</b>	-	<b>19</b>	-	<b>19</b>
108 Arenal Ave	-	8	-	8
195-193-35	-	5	-	5
28 Arenal Ave	-	6	-	6
<b>Strawberry</b>	-	<b>50</b>	-	<b>50</b>
23 Reed Blvd	-	9	-	9

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664 Redwood Hwy Frontage Rd	-	6	-	6
670 Redwood Hwy Frontage Rd	-	4	-	4
680 Redwood Hwy Frontage Rd	-	5	-	5
690 Redwood Hwy Frontage Rd	-	26	-	26
<b>Tamalpais</b>	<b>45</b>	<b>8</b>	-	<b>53</b>
217 Shoreline Hwy	21	-	-	21
223 Shoreline Hwy	24	-	-	24
375 Shoreline Hwy	-	8	-	8
<b>Tomales</b>	-	<b>17</b>	-	<b>17</b>
200 Valley Ave	-	6	-	6
27235 State Route 1	-	3	-	3
27275 State Route 1	-	3	-	3
29 John St	-	5	-	5
<b>Underutilized Residential</b>	<b>516</b>	<b>61</b>	<b>168</b>	<b>745</b>
<b>Blackpoint</b>	-	<b>50</b>	-	<b>50</b>
275 Olive Ave	-	50	-	50
<b>Bolinas</b>	-	<b>7</b>	-	<b>7</b>
32 Wharf Rd	-	7	-	7
<b>Inverness</b>	-	-	<b>26</b>	<b>26</b>
10 Balmoral Way	-	-	2	2
112-143-09 (Balmoral Way)	-	-	6	6
20 Balmoral Way	-	-	2	2
30 Balmoral Way	-	-	2	2
40 Balmoral Way	-	-	2	2
45 Balmoral Way	-	-	2	2
5 Balmoral Way	-	-	2	2
50 Balmoral Way	-	-	2	2
55 Balmoral Way	-	-	2	2
60 Balmoral Way	-	-	2	2
75 Balmoral Way	-	-	2	2
<b>Kentfield</b>	-	<b>4</b>	-	<b>4</b>
022-071-05 (Tamalpais Rd)	-	1	-	1
25 Bayview Rd	-	3	-	3
<b>Los Ranchitos</b>	-	-	<b>139</b>	<b>139</b>
74 Oak Ridge Rd	-	-	1	1
130 Oak View Dr	-	-	1	1
38 Circle Rd	-	-	1	1
29 Glenside Way	-	-	2	2
32 Ranch Rd	-	-	1	1
29 Oak Ridge Rd	-	-	1	1
29 Circle Rd	-	-	1	1
60 Circle Rd	-	-	1	1
114 Circle Rd	-	-	1	1
10 Poco Paso	-	-	1	1
63 Los Ranchitos Rd	-	-	1	1
110 Circle Rd	-	-	1	1
78 Circle Rd	-	-	1	1
105 Oak Ridge Rd	-	-	1	1
35 Circle Rd	-	-	1	1
56 Circle Rd	-	-	1	1
120 Oak Ridge Rd	-	-	1	1
11 Oak Ridge Rd	-	-	1	1
8 Circle Rd	-	-	1	1
6 Debes Ranch Rd	-	-	1	1
20 Debes Ranch Rd	-	-	1	1

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	<50-80% of Area Median Income	80-120% of Area Median Income	>120% of Area Median Income	
15 Indian Rd	-	-	1	1
138 Circle Rd	-	-	1	1
25 Circle Rd	-	-	1	1
22 Red Rock Way	-	-	2	2
67 Ranchitos Rd	-	-	1	1
61 Los Ranchitos Rd	-	-	1	1
40 Glenside Way	-	-	1	1
25 Red Rock Way	-	-	2	2
10 Red Rock Way	-	-	1	1
100 Oak Ridge Rd	-	-	1	1
33 Circle Rd	-	-	1	1
15 Glenside Way	-	-	1	1
62 Ranch Rd	-	-	1	1
200 Valley View Ave	-	-	1	1
199 Valley View Ave	-	-	1	1
97 Glenside Way	-	-	1	1
65 Los Ranchitos Rd	-	-	1	1
68 Ranch Rd	-	-	1	1
9 Poco Paso	-	-	1	1
129 Oak View Dr	-	-	3	3
105 Glenside Way	-	-	1	1
71 Ranchitos Rd	-	-	1	1
16 Red Rock Way	-	-	1	1
9 Glenside Way	-	-	1	1
42 Oak Ridge Rd	-	-	2	2
23 Knoll Way	-	-	1	1
48 Ranch Rd	-	-	1	1
37 Knoll Way	-	-	1	1
30 Knoll Way	-	-	1	1
30 Indian Rd	-	-	2	2
3 Poco Paso	-	-	1	1
79 Oak Ridge Rd	-	-	1	1
23 Oak Ridge Rd	-	-	1	1
50 Glenside Way	-	-	1	1
125 Circle Rd	-	-	2	2
27 Ranch Rd	-	-	1	1
1 Knoll Way	-	-	1	1
4 Ranch Rd	-	-	1	1
3 Oak Ridge Rd	-	-	1	1
74 Circle Rd	-	-	1	1
2 Farm Rd	-	-	1	1
91 Circle Rd	-	-	1	1
43 Oak Ridge Rd	-	-	1	1
90 Oak Ridge Rd	-	-	1	1
30 Oak Ridge Rd	-	-	2	2
23 Ranch Rd	-	-	1	1
17 Circle Rd	-	-	1	1
129 Ranchitos Rd	-	-	1	1
19 Farm Rd	-	-	1	1
44 Circle Rd	-	-	1	1
19 Knoll Way	-	-	1	1
15 Knoll Way	-	-	2	2
25 Farm Rd	-	-	1	1
20 Circle Rd	-	-	1	1
41 Circle Rd	-	-	1	1

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	<50-80% of Area Median Income	80-120% of Area Median Income	>120% of Area Median Income	
70 Oak Ridge Rd	-	-	2	2
121 Circle Rd	-	-	1	1
20 Rainbow Rd	-	-	5	5
22 Knoll Way	-	-	1	1
20 Oak View Dr	-	-	1	1
160 Circle Rd	-	-	1	1
16 Farm Rd	-	-	1	1
4 Indian Rd	-	-	1	1
75 Oak View Dr	-	-	2	2
101 Oak Ridge Rd	-	-	1	1
17 Debes Ranch Rd	-	-	1	1
28 Circle Rd	-	-	1	1
65 Oak Ridge Rd	-	-	1	1
25 Knoll Way	-	-	1	1
17 Knoll Way	-	-	1	1
55 Ranch Rd	-	-	1	1
95 Oak Ridge Rd	-	-	1	1
25 Rainbow Rd	-	-	1	1
14 Ranch Rd	-	-	1	1
26 Knoll Way	-	-	1	1
23 Farm Rd	-	-	1	1
105 Ranchitos Rd	-	-	1	1
67 Glenside Way	-	-	1	1
12 Indian Rd	-	-	1	1
15 Debes Ranch Rd	-	-	1	1
111 Glenside Way	-	-	1	1
16 Baytree Rd	-	-	1	1
10 Baytree Rd	-	-	1	1
46 Ranch Rd	-	-	1	1
5 Oak View Dr	-	-	1	1
19 Indian Rd	-	-	1	1
55 Circle Rd	-	-	1	1
14 Oak View Dr	-	-	1	1
51 Circle Rd	-	-	1	1
40 Oak View Dr	-	-	1	1
11 Ranch Rd	-	-	1	1
56 Glenside Way	-	-	1	1
35 Oak View Dr	-	-	1	1
91 Glenside Way	-	-	1	1
100 Oak View Dr	-	-	1	1
80 Oak Ridge Rd	-	-	1	1
22 Ranch Rd	-	-	1	1
65 Glenside Way	-	-	1	1
144 Circle Rd	-	-	1	1
73 Ranch Rd	-	-	2	2
69 Ranch Rd	-	-	1	1
<b>Atherton Corridor</b>	<b>516</b>	-	-	<b>516</b>
1 Equestrian Ct	22	-	-	22
2 Equestrian Ct	22	-	-	22
20 Bay Tree Hollow	20	-	-	20
4 Equestrian Ct	19	-	-	19
5 Equestrian Ct	19	-	-	19
6 Equestrian Ct	19	-	-	19
7 Equestrian Ct	20	-	-	20
761 Atherton Ave	22	-	-	22

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777 Atherton Ave	83	-	-	83
791 Atherton Ave	101	-	-	101
805 Atherton Ave	117	-	-	117
859 Atherton Ave	36	-	-	36
863 Atherton Ave	16	-	-	16
<b>Stinson Beach</b>	-	-	<b>3</b>	<b>3</b>
122 Calle Del Mar	-	-	2	2
128 Calle Del Mar	-	-	1	1
<b>Vacant</b>	<b>92</b>	<b>239</b>	<b>615</b>	<b>946</b>
<b>Blackpoint</b>	-	<b>100</b>	<b>28</b>	<b>128</b>
300 Olive Ave	-	100	28	128
<b>Bolinas</b>	-	<b>40</b>	-	<b>40</b>
193-020-38	-	40	-	40
<b>California Park</b>	<b>50</b>	-	-	<b>50</b>
018-075-28 (Woodland Ave)	25	-	-	25
018-086-18 (Woodland Ave)	20	-	-	20
329 Auburn St	5	-	-	5
<b>Lucas Valley Environs</b>	-	-	<b>26</b>	<b>26</b>
1501 Lucas Valley Road	-	-	26	26
<b>Marin City</b>	-	-	<b>25</b>	<b>25</b>
052-140-33 (Alta Ave)	-	-	25	25
<b>Nicasio</b>	-	<b>4</b>	-	<b>4</b>
4449 Nicasio Valley Rd	-	4	-	4
<b>North Novato</b>	-	<b>66</b>	<b>338</b>	<b>404</b>
125-150-09 (Novato Blvd)	-	-	57	57
125-150-18 (Novato Blvd)	-	-	14	14
125-150-20 (Novato Blvd)	-	-	27	27
125-150-23 (Novato Blvd)	-	-	49	49
125-150-34 (Novato Blvd)	-	-	48	48
125-150-36 (Novato Blvd)	-	-	119	119
125-180-79 (Redwood Hwy)	-	-	24	24
125-180-85 (Redwood Hwy)	-	66	-	66
<b>Pt. Reyes Station</b>	<b>22</b>	<b>16</b>	<b>62</b>	<b>100</b>
10979 State Route 1	-	6	-	6
11598 State Route 1	-	-	59	59
119-198-09 (B St)	-	-	3	3
119-203-01 (Mesa Rd)	-	2	-	2
119-203-03 (Mesa Rd)	-	2	-	2
119-233-03 (Shoreline Hwy)	22	-	-	22
119-235-09 (Shoreline Hwy)	-	6	-	6
<b>Santa Venetia</b>	-	-	<b>53</b>	<b>53</b>
179-332-19 (Edgehill Way)	-	-	3	3
180-171-31 (N San Pedro Rd)	-	-	3	3
180-171-32 (N San Pedro Rd)	-	-	2	2
180-261-10 (Oxford Dr)	-	-	45	45
<b>Stinson Beach</b>	-	-	<b>5</b>	<b>5</b>
10 Willow Ave	-	-	5	5
<b>Strawberry</b>	-	-	<b>58</b>	<b>58</b>
034-012-21 (Eagle Rock Rd)	-	-	3	3
034-012-27 (Eagle Rock Rd)	-	-	17	17
034-012-28 (Eagle Rock Rd)	-	-	2	2
034-012-29 (Eagle Rock Rd)	-	-	10	10
70 N Knoll Rd	-	-	26	26
<b>Tamalpais</b>	<b>20</b>	-	<b>3</b>	<b>23</b>
049-231-09 (Marin Dr)	-	-	3	3

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204 Flamingo Rd	20	-	-	20
<b>Totals</b>	-	<b>13</b>	<b>17</b>	<b>30</b>
102-062-01 (Dillon Beach Rd)	-	-	4	4
102-075-02 (Shoreline Hwy)	-	5	-	5
102-075-06 (Shoreline Hwy)	-	6	-	6
102-075-07 (Shoreline Hwy)	-	2	-	2
290 Dillon Beach Rd	-	-	13	13
<b>Total</b>	<b>3,103</b>	<b>1,628</b>	<b>1,601</b>	<b>6,332</b>