

COMMUNITY DEVELOPMENT AGENCY

HOUSING AND FEDERAL GRANTS DIVISION

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Building and Safety
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April 12, 2022

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

SUBJECT: Housing Element Update (Sites Meeting #4)

Dear Supervisors and Commissioners,

RECOMMENDATION:

1. Review and comment on staff's recommendation for candidate housing sites that address the State-mandated Regional Housing Need Allocation (RHNA) for the 2022-2030 planning period

SUMMARY:

The Community Development Agency is in the process of updating the Housing and Safety Elements, which are integral parts of the Countywide Plan (CWP). The Housing Element update will establish a strategy for meeting housing needs for the 2022-2030 planning period. The Safety Element is also being updated to incorporate policies focused on responding to potential adverse impacts associated with climate change, as well as specific new State law requirements related to flood and fire hazards. To meet deadlines established by the State, the Board of Supervisors should adopt the forthcoming Housing Element no later than December 31, 2022 and submit it to the State for review and certification.

This report and related presentation continue previous discussions around the Housing Element site selection process:

- December 7, 2021: A set of guiding principles was adopted to direct the site selection process
- March 1, 2022: County staff provided a summary of community input and presented two (2) alternative sites list based on this feedback
- March 15, 2022: County staff presented a recommended sites list per direction given at the March 1st meeting

A revised candidate housing sites list based on direction received at the March 15, 2022 workshop has been prepared for today's workshop. Staff will incorporate comments into a list of candidate sites for purposes of initiating environmental review.

DISCUSSION:

Staff worked with MIG, Inc., the consultant retained by the County to support the Housing and Safety Element updates, to identify a list of recommended candidate

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housing sites, factoring in state laws around site suitability and local knowledge. The iterations of site analysis including summaries of the previous workshops are detailed in Attachment 3.

The sites list presented today incorporates feedback received from the March 15, 2022 meeting, while still complying with state law. The changes are documented in the memo in Attachment 2.

BACKGROUND:

Marin County has initiated a planning process to identify how to meet housing needs for households at all income levels. State housing legislation dictates that the CWP must include land use plans and regulations that provide opportunities for, and do not unduly constrain, housing development.

Site Selection

Changes in state housing legislation have altered the landscape for residential development. In the last five years, approximately 70 pieces of housing related legislation have been signed into law. Among other things, these laws streamline residential development, permit increased densities and waivers of development standards when affordable units are included, reduce discretionary review, and hold local governments accountable for the production of a fair share of new housing development. Based on these changes, the County is facing a new paradigm and will need to approach residential development differently in order to have a certified housing element. A key component of the Housing Element Update is the identification of opportunity sites¹, which are suitable for residential development, including vacant sites and sites having the potential for redevelopment that can be developed for housing within the planning period². Environmental conditions (e.g., steep slopes, biological habitat, agricultural lands) and hazards (e.g., wildland fires, sea level rise, flooding) may constrain development opportunities and may require significant modifications to existing land use policies and development standards for the County to meet its RHNA requirements.

The housing element also has a new requirement to focus on addressing fair housing and patterns of segregation. The housing element statute requires that the County identify sites throughout the community, in a manner that is consistent with its duty to affirmatively further fair housing (AFFH). In the context of AFFH, the site identification requirement involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns. Site selection must also serve to provide access to high resource areas, such as high-quality jobs, schools and public transportation, and to serve to transform racially and ethnically concentrated areas of poverty into areas of opportunity.

¹ Opportunity sites are included in the sites inventory list of the Housing Element, which meet the minimum standards established by the California Department of Housing and Community Development (HCD). These sites are evaluated for their development potential.

² Government Code Section 65583(a)(3) and Section 65583.2.

State Law Considerations

When evaluating the appropriateness of sites for residential development at all income levels, physical features must be considered, such as susceptibility to flooding, slope instability or erosion, and other environmental considerations, in addition to location, which includes proximity to transit, job centers, and public or community services. The site selection process must also address State regulatory standards that apply when considering how a site can be counted toward the RHNA.

- 1) Lot Size: To be considered appropriate to accommodate lower-income units, a site must be between 0.5 and 10 acres in size. Lots that are larger than 10 acres or smaller than 0.5 acres may be considered for lower-income units (but will require evidence that they are adequate sites for lower income housing) and may also be considered for moderate and above-moderate income units.
- 2) **Default Density**: Sites zoned to allow at least 20 dwelling units per acre are "deemed appropriate" to support housing affordable to lower-income households (low-, very-low-, and extremely-low-income households). Although the law establishing this "default density" (AB 1537) will sunset in 2028, near the end of the 2023-2030 housing element planning period, the County may continue to use this density as the default density throughout the current housing element period. Nonetheless, the County may want to consider higher densities to accommodate the increased RHNA, which will require that fewer sites be designated for rezoning. Staff has included densities of 30 dwelling units per acre for some sites.
- 3) **Trends (Vacant Sites and ADUs):** Estimated development potential on vacant lands and for accessory dwelling units (ADUs) will be based on the density of actual residential developments and past production (construction) trends, as well as evidence of the affordability of ADUs.
- 4) Recycling Prior Sites: Vacant sites identified during two consecutive prior RHNA cycles and non-vacant sites identified during a prior cycle must be described as to why they are currently viable if they have not yet been developed. They must allow "by-right" approvals if they are identified as suitable for lower income housing in the new housing element. By-right approval means that if a project provides at least 20 percent affordable units and requires no subdivision, the project is exempt from review under the California Environmental Quality Act, and only design review based on objective standards may be required.
- 5) **Development on Non-vacant Sites:** If a non-vacant site, which is a site with any improvement (e.g., buildings or other permanent structures, paved parking lots, income producing improvements such as crops, high voltage power lines, etc.) is identified for redevelopment (from an existing use to a residential use), the County must provide a detailed analysis demonstrating the site's suitability for and the likelihood of residential development. If more than half of the required lower income sites are proposed on non-vacant land, then the existing uses are presumed to impede residential development unless there is substantial evidence that a site is likely to develop for housing in the next eight years. Property owner interest in transitioning the site to a residential or mixed-use development is one example of such substantial evidence.

6) No Net Loss: The purpose of the No Net Loss Law3 is to ensure that development opportunities remain available throughout the planning period to accommodate a jurisdiction's entire RHNA, especially for lower- and moderateincome households. Under this law, if the County approves a project with a different affordability level or residential density below that shown in the County's Housing Element, the County must make written findings showing that the reduction is consistent with the Countywide plan, including the Housing Element, and that either the remaining sites identified in the Housing Element are adequate to accommodate the jurisdiction's share of the regional housing need by income level, or other sites in the County are zoned appropriately to accommodate that income level. If neither of these findings can be made, the County must identify and make available additional sites within 180 days, typically through rezoning. If a site designated for lower or moderate-income units develops at a lower density or with fewer lower or moderate-income units than specified in the Housing Element, the County could be required to add additional sites, unless the sites list has additional sites for lower income units. Therefore, it is recommended that additional sites be included above the RHNA for lower and moderate-income categories to provide a "buffer". The state recommends a buffer of between 15 and 30%.

TIMELINE AND NEXT STEPS:

Following today's workshop, staff will proceed further with preparation of an Environmental Impact Report (EIR) to evaluate the impacts from the sites and proposed Housing Element policies and programs on the full scope of environmental resource topics covered under the California Environmental Quality Act (CEQA), including, but not limited to: biological and cultural resources, hazards, hydrology and water quality, public services, recreation, transportation, tribal cultural resources, and wildfire hazards. A final decision will not be made on sites until after the Final EIR has been considered and certified by the Board of Supervisors. The public draft EIR will be available for a 45-day review and comment period in Summer 2022. This Draft EIR review period will also include a public hearing to receive comments on the adequacy of the Draft EIR. Tentatively, release of the Final EIR and separate hearings before the Planning Commission and then Board of Supervisors to consider the Final EIR for certification would occur in late 2022.

More information related to the Housing and Safety Element updates, including the Draft Housing Element, will be presented at future workshops and at meetings of the Board of Supervisors and the Planning Commission in Spring 2022. Attachment 5 shows the schedule of activities necessary to meet the State's deadline and identifies the planned public outreach and required environmental review.

EQUITY IMPACT:

Under Assembly Bill 686, the Housing Element is required to include an assessment of fair housing to address barriers to fair housing choice and identify sites and programs that provide housing opportunity for lower income families and individuals near high quality schools, employment opportunities and public transportation. Assembly Bill 686 also requires local governments to identify meaningful goals to address the impacts of systemic issues such as residential

³ Government Code Section 65863

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segregation, housing cost burden, and unequal educational or employment opportunities to the extent these issues create and/or perpetuate discrimination against protected groups. These requirements will be incorporated into the Housing Element, including the site selection recommendation.

FISCAL/STAFFING IMPACT:

There is no general fund impact, because funding to complete the Housing and Safety Elements available in CDA's budgets.

RE\	/IF\	ΝF	DB	Y:

☐ Department of Finance	⊠ N/A
County Administrator's Office	□ N/A
□ County Counsel □	□ N/A
☐ Human Resources	⊠ N/A

SIGNATURE:

Leelee Thomas **Deputy Director** Thomas K. Lai

Director

Attachments

- 1. List of recommended sites for the 2022-2030 planning period
- 2. Site List Memo
- 3. Workshop Site Discussion Summary
- 4. Universal list of sites
- 5. Schedule

Recommended (Hybrid) Housing Sites

Revised: March 31, 2022

		Housing Unit	s by RHNA Income Categories		Percentage
Supervisor Districts	Lower	Moderate	Above Moderate	Total	of Total
1	799	45	337.	1,181	32.2%
2	303	99	72	474	12.9%
3	240	129	346	715	19.5%
4	398	201	122	721	19.6%
5	109	38	435	582	15.8%
Grand Total	1,849	512	1,312	3,673	100.0%
Accessory Dwelling Units	154	77	26	256	
Total	2,003	589	1,338	3,929	*
RHNA	1,734	512	1,323	3,569	
Remaining (Short/Over)	269	77	15	360	
No Net Loss (SB 166) Sufficient Capacity Buffer	15%	15%	1%	10%	
California Department of Housing and Community Development (HCD) No Net Loss Recommended Buffer Goal		+15 to 30%	N/A		

Board of Companies and Sisteriot Streets and Sis	e Assessor Parcel			New/Existing Zone to Allow Up	Housing	Units by RHN	A Income Cate	gories
Board of Supervisor District, Strategy, and Sit Name	Number	Address	Existing Zoning	To the Following Density (Dwelling Units per Acre)	Lower	Moderate	Above Moderate	Total
Supervisor District 1				*				
Commercial Center Mixed Use								
	164-471-64	121 Marinwood Ave, Marinwood						
	164-471-65	155 Marinwood Ave, Marinwood						
Marinwood Plaza	164-471-71	Marinwood Ave, Marinwood	Slaves (Communical (CD)	20	100			100
Marinwood Plaza	164-471-72	Marinwood Ave, Marinwood	Planned Commercial (CP)	30	100	-	-	100
	164-471-69	175 Marinwood Ave, Marinwood						
	164-471-70	197 Marinwood Ave, Marinwood						
Office (Across From Juvenile Hall)	164-481-10	7 Mt Lassen Dr, Lucas Valley	Planned Commercial (CP)	30	58	-	-	58
Public Site	•			•				•
Marin County Juvenile Hall	164-640-01	2 Jeannette Prandi Way, Lucas Valley	Public Facilities (PF)	30	80	-	-	80
Religious								
	180-281-35	180 N San Pedro Rd, Santa Venetia	Agriculture Limited (A2-B2)					
Bernard Osher Marin Jewish Community Center	180-281-21	200 N San Pedro Rd, Santa Venetía	Agriculture Limited (AZ-BZ)	20	36	-	-	36
	180-281-25	210 N San Pedro Rd, Santa Venetia	Admin and Professional (AP)					
Carmelite Monastery of the Mother of God	164-290-80	530 Blackstone Dr, Santa Venetia	Residential Multiple Planned (RMP-0.1)	20	-	32	-	32
Church of Jesus Christ	180-272-03	220 N San Pedro Rd, Santa Venetia	Agriculture Limited (A2-B2)	20	35	-	-	35
Congragation Rodef Shalom Marin	180-281-34	170 N San Pedro Rd, Santa Venetia	Agriculture Limited (A2-B2)	20		13	-	13
St. Vincent's School for Boys	155-011-29 155-011-32 155-011-09 155-011-24 155-011-25 155-011-28 155-011-30	170 N San Pèdro Rd, Santa Venetia	Agriculture Limited (A2)	20	440	-	240	680
School Site								
	180-151-18	1565 Vendola Dr, Santa Venetia						
McPhail School	180-161-09	N San Pedro Rd, Santa Venetia	Residential Single Family Planned (PF-RSP-4.36)		-	-	33	33
	180-161-10	N San Pedro Rd, Santa Venetia						
Old Gallinas Children Center	180-123-01	251 N San Pedro Rd, Santa Venetia	Residential Single Family Planned (PF-RSP-5.8)	30	50	-	-	50
Vacant								
Lucas Valley Environs Vacant	164-280-35	1501 Lucas Valley Road, Lucas Valley Environs	Agriculture and Conservation (A60)	7	-	-	26	26
Outnumbered, LLC	180-261-10	Oxford Drive, Santa Venetia	Agriculture Limited (A2-B2)	4	-	-	28	28
Vacant Santa Venetia	179-332-19	179-332-19 (Edgehill Way), Santa Venetia	Residential Single Family (R1)	7		-	3	3
Vacant Santa Venetia	180-171-32	180-171-32 (N San Pedro Rd), Santa Venetia	Agriculture Limited (A2-B2)	4	-	-	2	2
Vacant Bayhills Drive	180-333-01	Bayhills Drive, Santa Venetia	Residential Multiple Planned (RMP-1)	8	-	-	5	5

December 100 months of the Charles 100	A			New/Existing Zone to Allow Up	Housing Units by RHNA Income Categories				
Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Address	Existing Zoning	To the Following Density (Dwelling Units per Acre)	Lower	Moderate	Above Moderate	Total	
				SubTotal	799	45	337	1,18	
Supervisor District 2									
Commercial Center MU									
Oak Manor Commercial Center	174-011-33	2410 Sir Francis Drake Blvd, Unincorporated Fairfax	Retail Business (C1)	30	36	-	_	3	
	174-011-36	2400 Sir Francis Drake Blvd, Unincorporated Fairfax							
Credit	018-087-13	33 Albion St. California Park					1		
Albion Monolith	018-087-13	37 Albion St, California Park	Residential Multiple Planned (RMP-9)	TBD	1	-	8		
Karuna	177-220-10	1 Sacramento Ave, Sleepy Hollow	Residential Multiple Planned (RMP-1.0)	TBD		-	6		
Religious	1	1	The state that the training (Time 210)				- 1		
Kentfield Catholic Church	022-010-21	215 Bon Air Rd, Kentfield	Residential Single Family (R1-B2)	30	-	14	-	:	
Subud California	177-202-08	100 Sacramento Ave, Sleepy Hollow	Residential Multiple Planned (RMP-0.1)	20	-	4	-		
School Site									
College of Marin Parking Lot (SFD)	071-132-11	Sir Francis Drake Blvd, Kentfield	Public Facilities (PF)	30	28		_	2	
concept of Marin's arking Lot (31 D)	071-132-12	5 Tanas brake biva, kentilela	i done i denicies (F1)	30	20	-	-		
	074-092-11								
College of Marin Parking Lot (West)	074-181-18	139 Kent Ave, Kentfield	Public Facilities (PF)	20	53	-	-	5	
	074-092-17	007615							
College of Marin (Commercial France)	074-031-56	937 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	10	-	1	
College of Marin (Commercial Frontage)	074-031-58	941 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	5	-		
Hidden Valley Elmentary School Vacant Area	074-031-60 177-011-13	939 Sir Francis Drake Blvd, Kentfield Fawn Dr, Sleepy Hollow	Residential Multiple Planned (RMP)	30	-	5	- 5		
San Domenico School	177-011-13	1500 Butterfield Rd, Sleepy Hollow	Residential Single Family Planned (PF-RSP-2) Residential Commercial Multiple Planned (RMPC)	30		-	5	5	
Underutilized	176-300-30	1500 Butterfield Rd, Sleepy Hollow	[Residential Commercial Multiple Planned (RMPC)	30	50	-	- 1		
Silderutilized	074-031-39	929 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30		8			
	074-031-35	907 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30		5			
	074-031-54	923 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	4	-		
	074-031-61	913 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30		7	-		
	074-031-63	Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	4	-		
Kentfield Commercial Underutilized	074-031-65	921 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	_	6	-		
	074-031-68	935 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	5	-		
	074-031-69	Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	3	-		
	074-031-74	943 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)		-	5	-		
	074-031-75	901 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	18	-	-	1	
	074-031-77	911 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	6	-		
	177-203-03	74 Sacramento Ave, Sleepy Hollow							
Sacremento/San Anselmo Properties	177-203-04	404 San Francisco Blvd, Sleepy Hollow	Residential Single Family (R1)	30	56	8	-	6	
	177-203-09	60 Sacramento Ave, Sleepy Hollow							
Sloat Garden Center	071-191-47	700 Sir Francis Drake Blvd, Kentfield	Residential Single Family (R1)	30	31	-		3	
	071-191-48	Take Stay Kellarda	The state of the s]					
Underutilized Residential					,	,			
25 Bayfield (Kentfield)	022-071-01	25 Bayview Rd, Kentfield	Residential Multiple Planned (RMP-6)	10	-		3		
/acant	040 075 20	Was dised Ass. California By !	Production Control Fourth Dis 1 (200 A)			1	I		
Cal Park (Woodland/Auburn)	018-075-28	Woodland Ave, California Park	Residential Single Family Planned (RSP-4)	30		-	50	8	
				SubTotal	303	99	72	47	
Supervisor District 3									
Commercial Center MU						·			
Marin Gateway Center	052-490-08	190 Donahue St, Marin City	Planned Commercial (CP)	30	-	50	50	10	
Strawberry Village Center	043-321-02	110 E Strawberry Dr, Strawberry	Residential Commercial Multiple Planned (RMPC)	30	100	_	_	10	
	043-321-03	800 Redwood Hwy Frontage Rd, Strawberry							
		Ť			1	1	П		
credit			Planned Commercial (CP)	TBD	-	-	10	1	
150 Shoreline	052-371-04	110 E Strawberry Dr, Strawberry							
150 Shoreline	052-371-07		* *						
150 Shoreline 825 Drake	052-371-07 052-112-03	825 Drake Ave, Marin City	Residential Multiple Planned (RMP-34)	TBD	74	-	-		
150 Shoreline	052-371-07 052-112-03 059-251-05	825 Drake Ave, Marin City Paradise Dr, Unincorporated Tiburon	* *	TBD TBD	74	-	- 43	4	
825 Drake	052-371-07 052-112-03 059-251-05 043-261-25	825 Drake Ave, Marin City Paradise Dr, Unincorporated Tiburon 201 Seminary Dr, Strawberry	Residential Multiple Planned (RMP-34)				- 43 89	4	
150 Shoreline 825 Drake Martha Company North Coast Seminary	052-371-07 052-112-03 059-251-05	825 Drake Ave, Marin City Paradise Dr, Unincorporated Tiburon	Residential Multiple Planned (RMP-34) Residential Multiple Planned (RMP-0.2)	TBD		-		4	
150 Shoreline 825 Drake Martha Company North Coast Seminary	052-371-07 052-112-03 059-251-05 043-261-25 043-261-26	825 Drake Ave, Marin City Paradise Dr, Unincorporated Tiburon 201 Seminary Dr, Strawberry 300 Storer Dr, Strawberry	Residential Multiple Planned (RMP-34) Residential Multiple Planned (RMP-0.2) Residential Multiple Planned (RMP-2.47)	TBD	-	-		8	
150 Shoreline 825 Drake Martha Company	052-371-07 052-112-03 059-251-05 043-261-25	825 Drake Ave, Marin City Paradise Dr, Unincorporated Tiburon 201 Seminary Dr, Strawberry	Residential Multiple Planned (RMP-34) Residential Multiple Planned (RMP-0.2)	TBD	-	-		7. 4. 8. 1. 4.	

5 1 60 1 51.11.01 1 100				New/Existing Zone to Allow Up	Housing U	Units by RHN	A Income Cate	gories
Board of Supervisor District, Strategy, and Site Name	Number	Address	Existing Zoning	To the Following Density (Dwelling Units per Acre)	Lower	Moderate	Above Moderate	Total
Peace Lutheran Church	052-062-05	205 Tennessee Valley Rd, Tamalpais	Residential Agriculture (RA-B1)	20	20	-	-	20
Cornerstone Community Church of God			Residential Commercial Multiple Planned (RMPC)	20	-	4	_	4
Underutilized						l		-
Jack Krystal Hotel Parcel Site	Number Number		Resort and Commercial Recreation (BFC-RCR)	30	-	-	36	36
·	043-151-02	664 Redwood Hwy Frontage Rd, Strawberry						
Strawberry Commercial		670 Redwood Hwy Frontage Rd, Strawberry	Visite d Decide de Decide ou (UA)	20			60	60
Strawberry Commercial	043-151-09	680 Redwood Hwy Frontage Rd, Strawberry	Limited Roadside Business (H1)	30		-	60	. 60
	043-151-31	690 Redwood Hwy Frontage Rd, Strawberry						
Vacant								
North Knoll Rd/Saint Thomas Dr	034-012-26	Knoll Rd, Strawberry	Residential Multiple Planned (RMP-0.2)	16		-	26	26
			Residential Multiple Planned (RMP-0.1)					
Pan Pac Ocean Site	034-012-27	Foods Dools Del Chrossinoses	Residential Multiple Planned (RMP-0.2)	16			32	32
Pan Pac Ocean Site	034-012-28	Eagle Rock Rd, Strawberry	Residential Multiple Planned (RMP-0.1)	16	-	-	32	32
	034-012-29		Residential Multiple Planned (RMP-0.2)					
School Site								
MLK Academy School Site	052-140-39	610 Drake Ave, Marin City	Public Facilities (PF)	20	-	63	-	63
	-			SubTotal	240	129	346	715
Supervisor District 4							- 1	
Credit								
Aspen Lots	102-102-22	420 Aspen Rd Rolinas	Residential Agriculture (C-RA-B2)	TBD	2	_ 1	_ 1	2
Downtown Project			Residential Agriculture (C-RA-B2)	TBD				- 2
Overlook Lots			Residential Agriculture (C-RA-B2)	TBD	2		0	2
San Quentin Adjacent Vacant Property		E Sir Francis Drake Blvd, San Quentin	Agriculture Limited (A2-B2)	TBD	115	115		230
Public Site	010-132-12	E SII TTATICIS DTAKE BIVG, SAIT QUEITCIT	Agricultate Littited (A2-B2)	180	113	113		230
	112-220-08	, 						
Inverness County Site		Sir Francis Drake Blvd, Inverness	Residential Single Family Planned (C-RSP-0.33)	20	-		13	13
Nicasio Corporation Yard - Marin County		5600 Nicasio Valley Road, Nicasio	Agriculture Residential Planned (ARP-60)	20	16	_	_	16
·		, ,	Agriculture Residential Planned (ARP-60)	20	37	-		37
Pt. Reyes County Vacant Site		9 Giacomini Rd, Pt. Reyes Station	Residential Commercial Multiple Planned (C-RMPC)	20	37	_		37
Pt. Reyes Coast Guard Rehabilitation/Conversion		100 Commodore Webster Dr. Pt. Reyes Station	Planned Commercial (CP)	TBD	50	_	_	50
Woodacre Fire Station			Residential Single Family (R1-B2)	20	-	10		10
Rehabilitation	172-111-01, 02, 172-10	133 Castle Nock, Woodacre	nesidental single runny (NE BZ)	20		10		
Grandi Building/Site	119-234-01	54 B ST. Pt. Reves Station	Village Commercial Residential (C-VCR-B2)	20	25			25
Office - Forest Knolls (Upper Floors)		6900 Sir Francis Drake Blvd, Forest Knolls	Village Commercial Residential (VCR)	20	-		2	2
		7120 Sir Francis Drake Blvd, Lagunitas	Village Commercial Residential (VCR)	20			-	
Office - Lagunitas (Upper Floors and Rear Prop)		7282 Sir Francis Drake Blvd, Lagunitas	Limited Roadside Business (H1)	20	26		4	30
Religious	100 132 20	7202 SH Trailes Branc Biva, Eagaintas	Emitted Hoddside Basilless (112)		20	l l	• 1	
Olema Catholic Church	166-181-01	10189 State Route 1 Olema	Village Commercial Residential (C-VCR)	20	24	_	-	24
Presbyterian Church San Geronimo		6001 Sir Francis Drake Blvd, San Geronimo	Residential Single Family (R1-B2)	20		15	_	15
Presbytery of the Redwoods		11445 State Route 1, Pt. Reyes Station	Residential Agriculture (C-RA-B3)	20	-	3	_	3
Tomales Catholic Church			Village Commercial Residential (C-VCR-B1)	20	_	13	_	13
Saint Cecilia Church			Residential Single Family (R1-B3)	30	16	-	_	16
School Site	100 105 01	120 TT Circuit of Edgarited	nesidential single running (nz 25)		10			
Shoreline Unified School District	102-080-20	Shorline Highway, Pt. Reyes Station	Residential Single Family Planned (C-RSP-1.6) Village Commercial Residential (C-VCR-B4)	20	44	-	-	44
		26601 State Route 1, Tomales						
Tomales Joint Union High School District			Residential Single Family Planned (C-RSP-1.6) Village Commercial Residential (C-VCR-B4)	20	-	14	-	14
Underutilized	1202 000 10	Istate Note 2) Tolliaies	1 Of 1	L		l l		
	166-202-01	10002 State Route 1, Olema	Village Commercial Residential (VCR)	20	_	10	_	10
		9840 State Route 1, Olema	Village Commercial Residential (VCR)	20	_	10	_	10
Olema		9870 State Route 1, Olema	Village Commercial Residential (VCR)	20	-	-	5	5
		9950 Sir Francis Drake Blvd, Olema	Village Commercial Residential (VCR)	20	-	11	-	11
Pt. Reyes Village (5th St)		60 Fifth St, Pt. Reyes Station	Village Commercial Residential (VCR-B2)	20	17	-	_	17
Pt. Reyes Village Red/Green Barn		510 Mesa Rd, Pt. Reyes Station	Village Commercial Residential (VCR-B2)	20	24	_	_	24
Stinson Beach Commercial		3422 State Route 1, Stinson Beach	Village Commercial Residential (C-VCR)	20	-	_	5	
							3	
Tomales	102-075-09	29 John St, Tomales	Village Commercial Residential (C-VCR-B1)	20			11	11
Tomales Nursery	102-051-09 102-051-08	27235 State Route 1	Village Commercial Residential (C-VCR-B1)	20			6	
Underutilized Residential	107-021-08		1	l	-	- 1	6	- 6
Onderdunized Residential								

Board of Supervisor District, Strategy, and S Name Inverness Underutilized Residential Stinson Beach Underutilized Residential	Assessa Davida			New/Existing Zone to Allow Up	Housing I	Units by RHN	A Income Cate	gories
•	Assessor Parcel Number	Address	Existing Zoning	To the Following Density (Dwelling Units per Acre)	Lower	Moderate	Above Moderate	Total
	112-143-03	20 Balmoral Way, Inverness						1
	112-143-04	30 Balmoral Way, Inverness						1
	112-143-05	40 Balmoral Way, Inverness						1
Inverness Underutilized Residential	112-143-06	50 Balmoral Way, Inverness	Residential Single Family Planned (C-RSP-1)	7	-	-	14	
	112-144-28	55 Balmoral Way, Inverness						1
	112-143-07	60 Balmoral Way, Inverness						1
	112-144-25	75 Balmoral Way, Inverness						l
Stinson Reach Underutilized Residential	195-193-15	128 Calle Del Mar, Stinson Beach	Residential Single Family (C-R)	7			3	1
Stillsoff Beach Officer utilized Residential	195-193-18	129 Calle Del Mar, Stinson Beach	Residential Single Family (C-K)				3	1
Residential next to Forest Knolls Trailer Park	168-131-04	6760 Sir Francis Drake Boulevard, Forest Knolls	Planned Commercial (CP) / Suburban Agricultural (RA-B4)	20			8	
acant								
Stinson Beach Communty Center - Vacant	195-211-05	10 Willow Ave, Stinson Beach	Residential Single Family (C-R1)	7	-	-	5	
Vacant Nicasio	121-080-05	4449 Nicasio Valley Rd, Nicasio	Residential Commercial Multiple Planned (RMPC-1)	20	-	-	4	1
Vacant Dt. Reves Station	119-203-01	Mesa Rd, Pt. Reyes Station	Village Commercial Residential (C-VCR-B2)	20	-	-	2	1
vacant Ft. Neyes Station	119-203-03	Mesa Rd, Pt. Reyes Station	Village Commercial Residential (C-VCR-B2)	20	-	-	2	·
	102-062-01	Dillon Beach Rd, Tomales	Residential Single Family Planned (C-RSP-7.26)	7	-	-	4	·
	102-075-02	Shoreline Hwy, Tomales	Village Commercial Residential (C-VCR-B1)	20	-	-	5	ī
Vacant Tomales	102-075-06	Shoreline Hwy, Tomales	Village Commercial Residential (C-VCR-B1)	20	-	-	6	i
/acant Pt. Reyes Station 119- 119- 102- /acant Tomales 102- 102-1	102-075-07	Shoreline Hwy, Tomales	Village Commercial Residential (C-VCR-B1)	20		-	2	í –
	102-041-44	290 Dillon Beach Rd, Tomales	Residential Single Family Planned (C-RSP-7.26)	7	-	-	13	i
	•			SubTotal	398	201	122	
upervisor District 5		,						
nderutilized Residential								
	143-101-35	761 Atherton Ave, North Novato						·
Atherton Corridor	143-101-37	777 Atherton Ave, North Novato	A - t - t 1 1 (A2 DA)	20	109	38		1
Atherton corndor	143-101-20	791 Atherton Ave, North Novato	Agriculture Limited (A2-B4)	20	109	30	-	
	143-101-17	805 Atherton Ave, North Novato		Ť				1
Greenpoint Nursery	153-190-24	275 Olive Ave, Blackpoint	Agriculture Residential Planned (ARP-60)	16	-	-	53	ī —
Greenpoint Corridor	143-360-04	350 Atherton Ave, North Novato	Agricultural Residential Planned (ARP-2)	20	-	-	26	ī
Greenpoint Corridor	143-171-66	618 Atherton Avenue, Novato	Agricultural Residential Planned (ARP-2)	20	-	-	5	ī —
Greenpoint Corridor	143-171-63	654 Atherton Avenue, Novato	Agricultural Residential Planned (ARP-2)	20	-	-	9	
Greenpoint Corridor	143-171-70	50 H Lane, North Novato	Agricultural Residential Planned (ARP-2)	20	-	-	23	
Blackpoint	157-031-12	5 Harbor Dr. Blackpoint	Village Commercial Residential (VCR)	20	-	-	1	
Blackpoint	157-031-14	55 Harbor Drive, Blackpoint	Agricultural Residential Planned (ARP-2)	20	-	-	6	
Blackpoint	157-031-02	35 Harbor Drive, Blackpoint	Village Commercial Residential (VCR)	20	-	-	2	·
Blackpoint	157-031-04, -06	11 Harbor Drive, Blackpiont	Village Commercial Residential (VCR), ARP-1.5	20	-	-	3	1
cant					-			
Durch Conton Verset Dresset.	125-180-79	Redwood Hwy, Blackpoint	Agriculture and Conservation (A60)	1	-	-	24	i
Buck Center Vacant Property	125-180-85	Redwood Hwy, Blackpoint	Agriculture and Conservation (A60)	20	-	-	225	
Vacant Blackpoint (Olive Ave; 55-acre site)	143-110-31	300 Olive Ave, Blackpoint	Agriculture Residential Planned (ARP-2)	4	-	-	58	i
	•			SubTotal	109	38	435	
				Total	1,849	512	1,312	3,6

15-6-17-7-7-7-7-7-7-7-7-7-7-7-7-7-7-7-7-7-			Draft Recom	mended Site	es List (04/1	.2/22)						Previous Sit	es List Iterat	ion (03/15	5/22)				Change				
Supervision Design Supervi		Parcel	Address	Existing Zoning		Lower	Moderate		Total		Parcel	Address	Existing Zoning		Lower	Moderate		Total	_	Lower	Moderate		Total
Control Cont	Supervisor Dis									Supervisor Distr													
Section Sect	•																						
March Marc		164-471-64	Marinwood									Marinwood											
March Sept.		164-471-65	Marinwood									Marinwood											
March Marc	Marinwood Plaza	164-4/1-/1	Marinwood Ave	Commercial	30	100	-	-	100	Marinwood Plaza	164-4/1-/1	Marinwood		30	100	-		100	_	_	_	_	_
Part		164-471-69	Marinwood 175 Marinwood Ave,	(CP)								175 Marinwood Ave,											
Comparing the part of the pa		164-471-70	197 Marinwood Ave,								164-471-70	197 Marinwood Ave,											
Main Section Part	,	164-481-10	7 Mt Lassen Dr, Lucas	Commercial	30	58	-	-	58	,	164-481-10	7 Mt Lassen Dr, Lucas		30	58	-	-	58	_	_	_	_	_
Marin Gouthy Commental (1) Marin Gouthy Marin Gouthy Commental (1) Marin Gouthy Marin Go			<i>'</i>	(CP)						,					1								
20 20 20 20 20 20 20 20	Marin County	164-640-01	-		30	80	-	-	80	Marin County	164-640-01			30	150	-	-	150	_	-70	_	_	-70
Second Substitution	Religious									Religious													
Morin Review Morin	Bernard Osher	180-281-35	Santa Venetia								180-281-35	Santa Venetia											
Activation Act	Marin Jewish	180-281-21	Santa Venetia	Admin and	20	36	-	-	36	Marin Jewish	180-281-21	Santa Venetia		20	36	-	-	36	-	_	-	_	_
SAMP-BISCHOOLS 164-290-9a		1180-281-25	Santa Venetia	(AP)							1180-781-75												
Christ 180-27/-43 Santa Venetia Umited (A2-82) 20 35	Monastery of the	164-290-80	530 Blackstone Dr, Santa Venetia	Multiple Planned (RMP-	20	-	32		32	Monastery of the	164-290-80	Vanatia	Multiple Planned	20	-	32	-	32	_	_	_	_	_
Congregation Rodef Shallom Ro-281-34 Size Surface Size Sur		1180-272-03		_	20	35	-	-	35	Church of Jesus Christ	180-272-03		1 -	20	35	-	-	35	_	_	_	_	_
St. Vincent's 155-011-28 155-011-29	Congragation Rodef Shalom Marin	180-281-34			20	-	13	1	13	Congragation Rodef Shalom Marin	180-281-34			20	-	13	-	13	_	_	_	_	_
180-151-18 1565 Vendola Dr, Santa Residential Single Family Planned (PF-RSP- 4.36) 180-161-09 N San Pedro Rd, Santa Venetia 180-161-10 N San Pedro Rd, Santa Venetia 180-123-01 251 N San Pedro Rd, Santa Venetia 180-123-01 251 N San Pedro Rd, Santa Venetia 180-123-01 Santa Venetia	St. Vincent's School for Boys	155-011-32 155-011-09 155-011-24 155-011-25 155-011-28			20	440	·	240	680	for Boys	155-011-32 155-011-09 155-011-24 155-011-25 155-011-28		_	20	500	300	-	800	_	-60	-300	240	-120
Name	School Site		1				, ,			School Site		I											
Old Gallinas Children Center 180-123-01 251 N San Pedro Rd, Santa Venetia Single Family Planned (PF-RSP-5.8) 30 50 - 50 Old Gallinas Children Center 180-123-01 251 N San Pedro Rd, Santa Venetia Single Family Planned (PF-RSP-5.8) 30 103	McPhail School	180-151-18 180-161-09	Venetia N San Pedro Rd, Santa Venetia N San Pedro Rd, Santa	Single Family Planned (PF-RSP-			-	33	33	McPhail School	180-151-18	Venetia N San Pedro Rd, Santa Venetia N San Pedro Rd, Santa	Family Planned		-	-	33	33	_	_	_	_	_
Vacant	Children Center	1180-173-01	251 N San Pedro Rd, Santa Venetia	Single Family Planned (PF-RSP-	30	50	·		50	center	180-123-01	251 N San Pedro Rd,	Family Planned	30	103	-	-	103	_	-53	_	_	-53
	Vacant									Vacant													

Secretary Comments (1) 19 12 1		164-280-35	Conservation	7	-	-	26 26	Lucas Valley Environs Vacant	164-280-35		Conservation	7		-	26	26	_	_	_	_	_
Control Cont	Outnumbered, LLC	180-261-10		4	-	-	28 28	Outnumbered, LLC	180-261-10			4	9	-	28	28	_	_	_	_	_
		179-332-19	Single Family	7	-	-	3 3	Vacant Santa Venetia	179-332-19			7			3	3	_	_	_	_	_
Name		180-171-32		4	-	-	2 2	<i>,</i> 1	180-171-32			4	-	1	2	2	_	_	_	_	_
179.24-4 2500 NSP (200 NSP	Vacant Bayhills Drive	180-333-01	Multiple	8	-	-	5 5	Vacant Bayhills Drive	180-333-01		Multiple Planned	8	-	-	5	5	_	_	_	_	_
179-3149 179-3149		l	,					Underutilized Resid	ential						l						
1979 24.1 1979									179-242-40			2	-	-	1	1					Removed
P3-6-5-1									179-261-89	10 Baytree Rd, Los	Agriculture	2	-	-	1	1					Removed
1998 1998									179-243-11	10 Poco Paso, Los	Agriculture	2			1	1					Removed
179-26-27 179-								-		100 Oak Ridge Rd Los		2			1	1					
1979-001-001-001-001-001-001-001-001-001-00								-		Ranchitos		-	-		1						
Comment Comm										Ranchitos	Limited (A2-B4)	2	-	-	1	1					Removed
								_	179-242-15	Ranchitos	Limited (A2-B4)	2	-	-	1	1					Removed
179-242-23 102 Mindelpos 1										Ranchitos	Limited (A2-B4)	2	-	-	1	1					Removed
179-24-25 1 1 1									179-191-04	Los Ranchitos	Limited (A2-B4)	2	-	-	1	1					Removed
179-20-10 179-20-20 179-									179-242-23	Ranchitos	Limited (A2-B4)	2	-	-	1	1					Removed
19-24-1-10 Ranchings									179-202-08	Ranchitos	Limited (A2-B4)	2	-	-	1	1					Removed
19-68-9 Sanchitos Limited (A2-84) 2									179-241-10	Ranchitos	I I	2	-	-	1	1					Removed
Ranchitos Limited (A2-84) 2 1 1									179-261-94	111 Glenside Way, Los Ranchitos		2	-	-	1	1					Removed
Ranchitos Limited (A2-84) 2 1 1									179-241-11	114 Circle Rd, Los Ranchitos		2	-	-	1	1					Removed
179-242-60 Ranchitos Agriculture Limited (A2-B4) 2							4		179-242-27	12 Indian Rd, Los Ranchitos	Agriculture	2	-	-	1	1					Removed
179-242-04 179-242-04 179-191-03 179-191-10 179									179-242-60	120 Oak Ridge Rd, Los	Agriculture	2	-	-	1	1					Removed
10-011-48 129 Oak View Dr, Los Agriculture Limited (A2-B4) 2 1 1 1 Removed									179-242-04	125 Circle Rd, Los	Agriculture	2	-	-	1	1					Removed
179-191-03 129 Los Ranchitos Rd, Los Ranchitos										129 Oak View Dr, Los	Agriculture	2	-	-	1	1					Removed
179-242-31 130 Oak View Dr, Los Agriculture Limited (A2-B4) 2 - - 1 1 Removed									179-191-03	129 Los Ranchitos Rd,	Agriculture	2	-	-	1	1					Removed
179-191-10 138 Circle Rd, Los Agriculture 2 - - 1 1 Removed										130 Oak View Dr, Los	Agriculture	2	-	-	1	1					Removed
Ranchitos Limited (A2-84) 179-242-58 14 Oak View Dr, Los Agriculture 2 - - 1 1 Removed 179-201-08 14 Ranch Rd, Los Ranchitos Limited (A2-84) 2 - - 1 1 Removed 179-201-08 14 Ranch Rd, Los Ranchitos Limited (A2-84) 2 - - 1 1 Removed 179-101-11 144 Circle Rd, Los Agriculture 2 - - 1 1 Removed 179-101-11 144 Circle Rd, Los Agriculture 2 - - 1 1 Removed 179-101-11 144 Circle Rd, Los Agriculture 2 - - 1 1 Removed 179-101-11 144 Circle Rd, Los Agriculture 2 - - 1 1 Removed 179-101-11 144 Circle Rd, Los Agriculture 2 - - 1 1 Removed 179-101-11 144 Circle Rd, Los Agriculture 2 - - 1 1 Removed 179-101-11 144 Circle Rd, Los Agriculture 2 - - 1 1 Removed 179-101-11 144 Circle Rd, Los Agriculture 2 - - 1 1 Removed 179-101-11 144 Circle Rd, Los Agriculture 2 - - 1 1 Removed 179-101-11 144 Circle Rd, Los Agriculture 2 - - 1 1 Removed 179-101-11 144 Circle Rd, Los Agriculture 2 - - 1 1 Removed 179-101-11 144 Circle Rd, Los Agriculture 2 - - 1 1 Removed 179-101-11 144 Circle Rd, Los Agriculture 2 - - - 1 1 Removed 179-101-11 179									179-191-10	138 Circle Rd, Los	Agriculture	2	-	-	1	1					Removed
179-201-08 14 Ranch Rd, Los Agriculture 2 1 1 Removed										14 Oak View Dr, Los	Agriculture	2	-	-	1	1					Removed
179-101-11 144 Circle Rd, Los Agriculture 2 - 1 1 Removed										Ranchitos	Agriculture	2	_		1	1					
Ranchitos Limited (Δ2-R4)									1	144 Circle Rd, Los	Agriculture			_	1	1					
numentos Elimeto (AZ D4)		<u> </u>							1,3 131-11	Ranchitos	Limited (A2-B4)	2			1			1	<u> </u>	ļ	.temoveu

4
Los Ranchitos
LOS MANCHILOS

179-231-06	15 Glenside Way, Los Ranchitos	Agriculture Limited (A2-B4)	2		-	1	1			Removed
470 242 57	15 Indian Rd, Los	Agriculture				1	4			B d
179-242-57	Ranchitos	Limited (A2-B4)	2	-	-	1	1			Removed
179-242-63	15 Knoll Way, Los Ranchitos	Agriculture Limited (A2-B4)	2		-	1	1			Removed
179-231-07	16 Red Rock Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	7	-	1	1			Removed
179-191-01	160 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-		1	1			Removed
179-201-03	17 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-202-10	17 Debes Ranch Rd, Los Ranchitos		2	-	-	1	1			Removed
179-242-77	17 Knoll Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-242-75	19 Indian Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	1	-	1	1			Removed
179-242-79	19 Knoll Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
010-091-28	199 Valley View Ave, Los Ranchitos	Limited (A2-B4)	2	-	-	1	1			Removed
179-241-13	2 Farm Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-191-07	20 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-202-11	20 Debes Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-242-59	20 Oak View Dr, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-261-84	20 Rainbow Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
010-091-29	Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-181-17	22 Knoll Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-201-09	22 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-231-11	22 Red Rock Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-242-22		Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-202-14	23 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-261-83	25 Rainbow Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-261-91		Residential Multiple Planned (RMP-0.5)	2	-	-	1	1			Removed
179-181-03	26 Knoll Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-261-62	27 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-201-01	29 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-261-22	29 Glenside Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-242-21	29 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-242-24	3 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-243-09	3 Poco Paso, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed

				,	

179-242-74	1	Agriculture	2		-	1	1			Removed
	Ranchitos	Limited (A2-B4) Agriculture								
179-181-13		Limited (A2-B4)	2	-	-	1	1			Removed
179-242-07	30 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2		-	1	1			Removed
179-261-05	32 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2		-	1	1			Removed
179-261-31	35 Circle Rd, Los	Agriculture Limited (A2-B4)	2			1	1			Removed
179-243-02	35 Oak View Dr, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-181-07	37 Knoll Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-		1	1			Removed
179-242-25		Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-201-07	4 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-211-07	40 Glenside Way, Los	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-242-33		Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-261-03	41 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-242-50	42 Oak Ridge Rd, Los	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-242-20	43 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-241-03	44 Circle Rd, Los	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-261-29	46 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-243-04	5 Oak View Dr, Los	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-211-09		Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-261-45	51 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-243-16	55 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-261-33	55 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-241-04	56 Circle Rd, Los	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-202-20	6 Debes Ranch Rd, Los	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-241-05		Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-211-14	61 Los Ranchitos Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-261-48	62 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-211-17	63 Los Ranchitos Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-261-87	65 Glenside Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-211-12	65 Los Ranchitos Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-242-18	65 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-211-18	1	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed
179-261-47	68 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1			Removed

					179-261	Ranchitos	Agriculture Limited (A2-B4)	2		-	1	1					Removed
					179-242	Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
					179-211	71 Los Ranchitos Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2		-	1	1					Removed
					179-261	-97 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	1	-	1	1					Removed
					179-242	-51 74 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-		1	1					Removed
					179-243	75 Oak View Dr, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	1	1	1					Removed
					179-241	78 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
					179-191	-05 8 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
					179-242	Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
					179-231	Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
					179-243	9 Poco Paso, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
					179-242	Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
					179-261	91 Glenside Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
						95 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
					179-261	97 Glenside Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1					Removed
SubTotal	799	45	337	1,181	SubTotal				982	345	198	1,525	_ -	183	-300	139	-344

		Draft Recomr	mended Site	s List (04/	12/22)						Previous Site	s List Iterati	on (03/15,	(22)						Change		
	Assessor or Parcel Number	Address	Existing Zoning	Dwelling Units per Acre	Lower	Moderate	Above- Moderate	Total		Assessor or Parcel Number	Address	Existing Zoning	Dwelling Units per Acre	Lower	Moderate	Above- Moderate	Total	Dwelling Units per Acre	Lower	Moderate	Above- Moderate	Total
Supervisor	District 2				•	•			Supervisor Di	strict 2					•	•	•					
Commercial C	enter MU	1		1		,			Commercial Cent	er MU			,			1	ı					
Oak Manor Commercial Center	174-011-33	2410 Sir Francis Drake Blvd, Unincorporated Fairfax 2400 Sir Francis Drake	Retail Business (C1)	30	36	-	-	36	Oak Manor Commercial Center	174-011-33	2410 Sir Francis Drake Blvd, Unincorporated Fairfax 2400 Sir Francis Drake	Retail Business (C1)	30	36		-	36	_	_	_	_	_
center		Blvd, Unincorporated							center	174-011-36	Blvd, Unincorporated											!
Credit		Fairfax			<u> </u>	<u> </u>			Credit		Fairfax											
Cicuit	T	33 Albion St, California	Residential						- Count		33 Albion St, California	Residential										
Albion Monolith	018-087-13	Park 37 Albion St, California Park	Multiple Planned (RMP- 9)	TBD	1	-	8	9	Albion Monolith	018-087-13	Park 37 Albion St, California Park	Multiple Planned (RMP- 9)	TBD	1	-	8	9	_	_	_	_	_
Karuna	177-220-10	1 Sacramento Ave, Sleepy Hollow	Residential Multiple Planned (RMP- 1.0)	TBD	-	-	6	6	Karuna	177-220-10	1 Sacramento Ave, Sleepy Hollow	Residential Multiple Planned (RMP- 1.0)	TBD	-	-	6	6	_	_	_	_	_
Religious	<u>.</u>	ļ	12.07	ļ.	!	ļ.			Religious			1-07	!			ļ	!					
Kentfield Catholic Church	022-010-21	215 Bon Air Rd, Kentfield	Residential Single Family (R1-B2)	30	-	14	-	14	Kentfield Catholic Church	022-010-21	215 Bon Air Rd, Kentfield	Residential Single Family (R1-B2)	30	-	14	-	14	_	_	_	_	_
Subud California	177-202-08	100 Sacramento Ave, Sleepy Hollow	Residential Multiple Planned (RMP- 0.1)	20	-	4	-	4	Subud California	177-202-08	100 Sacramento Ave, Sleepy Hollow	Residential Multiple Planned (RMP- 0.1)	20	-	4	-	4	_	_	_	_	_
School Site	-	-	-		-				School Site			-										
College of	071-132-11	Sir Francis Drake Blvd,	Public Facilities	30	28	-	-	28		071-132-11	Sir Francis Drake Blvd,	Public Facilities	30	28	_	-	28	_	_	_ .	_	_
Marin Parking College of Marin Parking	074-092-11 074-181-18	Kentfield 139 Kent Ave, Kentfield	(PF) Public Facilities (PF)	20	53	-		53	College of Marin Parking Lot		Kentfield 139 Kent Ave, Kentfield	Public Facilities (PF)	20	53	-	-	53	_	_	_	_	_
Lot (West)		937 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	10		10	(West)		937 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	10	-	10	_	_	_	_	_
College of Marin (Commercial Frontage)	074-031-58	941 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30		5		5	College of Marin (Commercial Frontage)	074-031-58	941 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	5	-	5	_	_	_	_	_
	074-031-60	939 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	5	-	5		074-031-60	939 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	5	-	5	_	_	_	_	_
Hidden Valley Elmentary School Vacant Area	177_011_12	Fawn Dr, Sleepy Hollow	Residential Single Family Planned (PF-RSP- 2)	8	-	-	5	5	Hidden Valley Elmentary School Vacant Area	177-011-13	Fawn Dr, Sleepy Hollow	Residential Single Family Planned (PF-RSP- 2)	8	1	-	5	5	_	_	_	_	_
San Domenico School	1176-200-20	1500 Butterfield Rd, Sleepy Hollow	Residential Commercial Multiple Planned (RMPC)	30	50		-	50	San Domenico School	176-300-30	1500 Butterfield Rd, Sleepy Hollow	Residential Commercial Multiple Planned (RMPC)	30	50	-	-	50	_	_	_	_	_
Underutilized			-				· '		Underutilized			•			•							

		911 Sir Francis Drake Blvd,	Residential								911 Sir Francis Drake	Planned (RMP) Residential										
	074-031-75	901 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	18	4	-	18		074-031-75	901 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	18	-	-	18	_	_	_	_	_
	074-031-74	943 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)			5		5		074-031-74	943 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)		-	5	-	5	5 -	_	_	_	_
	074-031-69	Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	3	-	3		074-031-69	Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	3	-	3	s -	_	_	_	_
	074-031-68	935 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	5	-	5		074-031-68	935 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	5	-	5	i –	_	_	_	_
Kentfield Commercial Underutilized	074-031-65	921 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	6	-	6	Kentfield Commercial Underutilized	074-031-65	921 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	6	-	6	5 –	_	_	_	_
	074-031-63	Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	4	-	4		074-031-63	Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	4	-	4	-	_	_	_	-
	074-031-61	913 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	7	-	7	-	074-031-61	913 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	7	-	7	_	_	_	_	_
	074-031-54	923 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	4	-	4	-	074-031-54	923 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30		4	-	4	-	_	_	_	_
	074-031-45	907 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	5	-	5		074-031-45	907 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30		5	-	5	5 –	_	_	_	_
	074-031-39	929 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	8	-	8	-	074-031-39	929 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	8	-	8	-	_	_	_	_

Cal Park (Woodland/Au burn)	018-075-28	Woodland Ave, California	Residential Single Family Planned (RSP-4)	30	30	-	50	80	Cal Park (Woodland/Aubu 018-075-28 rn)	Woodland Ave, California Park	Residential Single Family Planned (RSP-4)	30	50	-	-	50	_	-20	_	50	30
SubTotal					303	99	72	474	SubTotal				323	102	19	444	_	-20	-3	53	30

		Draft Recommo	ended Sites	List (04/12	2/22)						Previous Sit	es List Iterati	on (03/15	(22)						Chang	ge	
	Assessor or Parcel Number	Address	Existing Zoning	Dwelling Units per Acre	Lower	Moderate	Above- Moderate	Total		Assessor or Parcel Number	Address	Existing Zoning	Dwelling Units per Acre	Lower	Moderate	Above- Moderate	Total	Dwelling Units per Acre	Lower	Moderate	Above- Moderate	Total
Supervisor Dis							'		Supervisor Dist								•		•		1	•
Commercial Cente	r MU		1						Commercial Center	MU	T					ı	T					
Marin Gateway Center	052-490-08	190 Donahue St, Marin City	Planned Commercial (CP)	30	-	50	50	100	Marin Gateway Center	052-490-08	190 Donahue St, Marin City	Planned Commercial (CP)	30	-	100	-	100	_	_	-50	50	_
	043-321-02	110 E Strawberry Dr, Strawberry	Residential							111/43-371-117	110 E Strawberry Dr, Strawberry	Residential										
Strawberry Village Center	1043-371-03	800 Redwood Hwy Frontage Rd, Strawberry	Commercial Multiple Planned (RMPC)	30	100	-	-	100	Strawberry Village Center	043-321-03	800 Redwood Hwy Frontage Rd, Strawberry	Commercial Multiple Planned (RMPC)	30	100			100	_	-	_	_	_
Credit									Credit						1	· ·						
	052-371-04 052-371-07	110 E Strawberry Dr, Strawberry	Planned Commercial (CP)	TBD	-	-	10	10	150 Shoreline		110 E Strawberry Dr, Strawberry	Planned Commercial (CP)	TBD	-	-	10	10	_	_	_	_	_
825 Drake	052-112-03	825 Drake Ave, Marin City	Residential Multiple Planned (RMP- 34)	TBD	74	-	-	74	825 Drake	052-112-03	825 Drake Ave, Marin City	Residential Multiple Planned (RMP-34)	TBD	74	-	-	74	_	_	_	_	_
Martha Company	059-251-05	Paradise Dr, Unincorporated Tiburon	Residential Multiple Planned (RMP- 0.2)	TBD	-	-	43	43	Martha Company	059-251-05	Paradise Dr, Unincorporated Tiburon	Residential Multiple Planned (RMP-0.2)	TBD	-	-	43	43	_	_	_	_	_
North Coast		201 Seminary Dr, Strawberry	Residential Multiple	TBD	-	_	89	89	North Coast		201 Seminary Dr,	Residential Multiple Planned	TBD	-	_	89	89	_	_	_	_	_
Seminary	043-261-26	300 Storer Dr, Strawberry	Planned (RMP-						Seminary	043-261-26	300 Storer Dr, Strawberry	(RMP-2.47)										
Public Site			I=						Public Site						1	ı	1					
Tam Junction State Vacant Lot	052-041-27	Shoreline Hwy, Tamalpais	Residential Multiple Planned (RMP- 12.45)	30	-	12		12	Tam Junction State Vacant Lot	052-041-27	Shoreline Hwy, Tamalpais	Residential Multiple Planned (RMP-12.45)	30	-	12	-	12	_	_	_	_	_
Strawberry Recreation District Site	043-361-54	Redwood Hwy Frontage Rd, Strawberry	Residential Multiple Planned (RMP- 12.1)	30	46	-		46	Strawberry Recreation District Site	043-361-54	Redwood Hwy Frontage Rd, Strawberry	Residential Multiple Planned (RMP-12.1)	30	-	46	-	46	_	46	-46	_	_
Religious									Religious	1		<u> </u>			l	l	1					
Peace Lutheran Church	052-062-05	205 Tennessee Valley Rd, Tamalpais	Residential Agriculture (RA- B1)	20	20	4	-	20	Peace Lutheran Church	052-062-05	205 Tennessee Valley Rd, Tamalpais	Residential Agriculture (RA- B1)	20	20	-	-	20	_	_	-	_	_
Cornerstone Community Church of God	052-140-38	626 Drake Ave	Residential Commercial Multiple Planned (RMPC)	20	-	4		a														Added (4)
Underutilized									Underutilized	l					1	l	1					
Jack Krystal Hotel Parcel Site	11157-777-119	260 Redwood Hwy Frontage Rd, Almonte	Resort and Commercial Recreation (BFC- RCR)	30			36	36	Jack Krystal Hotel Parcel Site	052-227-09	260 Redwood Hwy Frontage Rd, Almonte	Resort and Commercial Recreation (BFC- RCR)	30	36	-	-	36	_	-36	_	36	_
	043-151-02	664 Redwood Hwy Frontage Rd, Strawberry								043-151-02	664 Redwood Hwy Frontage Rd, Strawberry											
Strawberry	043-151-03	670 Redwood Hwy Frontage Rd, Strawberry	Limited Roadside	30			60	60	Strawberry	043-151-03	670 Redwood Hwy Frontage Rd, Strawberry	Limited Roadside	30		60		60			-60	60	
Commercial	043-151-09	680 Redwood Hwy Frontage Rd, Strawberry	Business (H1)	30		-		60	Commercial	043-151-09	680 Redwood Hwy Frontage Rd, Strawberry	Business (H1)	30	-	60	-	60		_	-00		
	043-151-31	690 Redwood Hwy Frontage Rd, Strawberry								043-151-31	690 Redwood Hwy Frontage Rd, Strawberry											
Vacant	-	<u> </u>	-	·			·		Vacant						· -							

North Knoll Rd/Saint Thomas Dr	034-012-26 Knoll Rd, Strawberry	Residential Multiple Planned (RMP- 0.2)	-	-	26		North Knoll Rd/Saint Thomas Dr	034-012-26	Knoll Rd, Strawberry	Residential Multiple Planned (RMP-0.2)	16		-	26	26	_	_	_	_	_
	034-012-21	Residential Multiple Planned (RMP- 0.1)						034-012-21		Residential Multiple Planned (RMP-0.1)										
Pan Pac Ocean	034-012-27 Eagle Rock Rd, Straw	Residential Multiple Planned (RMP- 0.2)	.6 -	_	32	27	Pan Pac Ocean Site	034-012-27		Residential Multiple Planned (RMP-0.2)	16			32	32	22	34	35	36	37
Site	034-012-28	Residential Multiple Planned (RMP- 0.1)			32	32	ran rac ocean site	034-012-28		Residential Multiple Planned (RMP-0.1)	10			32	32		34	33		3,
	034-012-29	Residential Multiple Planned (RMP- 0.2)						034-012-29		Residential Multiple Planned (RMP-0.2)										
School Site	<u>, </u>						School Site													
MLK Academy School Site	052-140-39 610 Drake Ave, Mari	n City Public Facilities (PF) 2		63	-		MLK Acadamy School Site	052-140-39	610 Drake Ave, Marin City	Public Facilities (PF)	20	-	63	-	63	_	_	_	_	_
SubTotal			240	129	346	715	SubTotal					230	281	200	711		10	-152	146	4

		Draft Recomme	nded Sites	List (04/	/12/22)						Previous Site	s List Iteratio	on (03/1	5/22)						Chan	ge	
	Assessor or Parcel Number	Address	Existing Zoning	Dwelling Units per Acre	Lower	Moderate	Above- Moderate	Total		Assessor or Parcel Number	Address	Existing Zoning	Dwelling Units per Acre	Lower	Moderate	Above- Moderate	Total	Dwelling Units per Acre	Lower	Moderate	Above- Moderate	Total
Supervisor D	istrict 4	_		Acic					Supervisor Dis	strict 4	•		ACIC					Acic				
Credit									Credit													
Aspen Lots	192-102-22	430 Aspen Rd, Bolinas	Residential Agriculture (C- RA-B2)	TBD	2	-	-	2	Aspen Lots	192-102-22	430 Aspen Rd, Bolinas	Residential Agriculture (C- RA-B2)	TBD	2		-	2	_	_	_	_ -	_
Downtown Project	193-061-03	31 Wharf Rd, Bolinas	Residential Agriculture (C- RA-B2)	TBD	-	-	8	8	Downtown Project	193-061-03	31 Wharf Rd, Bolinas	Residential Agriculture (C-RA-B2)	TBD	-	-	8	8	_	_	_	_	_
Overlook Lots	192-061-14	530 Overlook Dr, Bolinas	Residential	TBD	2	-	-	2	Overlook Lots	192-061-14	530 Overlook Dr, Bolinas	Residential Agriculture (C-	TBD	2	-		2	_	_	_		_
San Quentin Adjacent Vacant	018-152-12	E Sir Francis Drake Blvd, San Quentin	Agriculture Limited (A2-	TBD	115	115	-	230	-	018-152-12	E Sir Francis Drake Blvd San Quentin	RA-B2) , Agriculture Limited (A2-B2)	TBD	115	115	-	230	_	_	_		_
Property Public Site	<u> </u>		[B2)	<u> </u>		! !		<u> </u>	Property Public Site													
Inverness County Site	112-220-08	Sir Francis Drake Blvd, Inverness	Residential Single Family Planned (C- RSP-0.33)	20	-		13	13		112-220-08	Sir Francis Drake Blvd, Inverness	Residential Single Family Planned (C-RSP- 0.33)	20	-	13	-	13	_	_	-13	13 -	_
Nicasio Corporation Yard - Marin County	121-050-34	5600 Nicasio Valley Road, Nicasio	Agriculture Residential Planned (ARP-	20	16	-	-	16	Nicasio Corporation Yard - Marin County	121-050-34	5600 Nicasio Valley Road, Nicasio	Agriculture Residential Planned (ARP-	20	16	-	-	16	_	_	_	_	_
Pt. Reyes County	119-260-03	9 Giacomini Rd, Pt.	Agriculture Residential Planned (ARP-	20	37	-	-	37	Pt. Reyes County	119-260-03	9 Giacomini Rd, Pt.	Agriculture Residential Planned (ARP-	20	37	-	-	37					
Vacant Site	119-270-12	Reyes Station	Residential Commercial Multiple	20					Vacant Site	119-270-12	Reyes Station	Residential Commercial Multiple	20					_	_	_	_ -	_
Pt. Reyes Coast Guard Rehabilitation/C	119-240-73	100 Commodore Webster Dr, Pt. Reyes Station	Planned Commercial	TBD	50	-		50	Pt. Reyes Coast Guard Rehabilitation/Co	119-240-73	100 Commodore Webster Dr, Pt. Reyes	Planned Commercial (CP)	TBD	50	-	-	50					
Woodacre Fire Station	172-111-01, 02; 1	22 Castle Pock	Residential Single Family (R1-B2)	20	-	10		10		,		(6. 7									ı	Added (10)
Rehabilitation			N.12 027	· · ·					Rehabilitation													
Grandi Building/Site	119-234-01	54 B ST, Pt. Reyes Station	Village Commercial Residential (C-	20	25	-		25	Grandi Building/Site	119-234-01	54 B ST, Pt. Reyes Station	Village Commercial Residential (C-	20	25	-	-	25	_	_	_	_	_
Office - Forest Knolls (Upper Floors)	168-141-12	6900 Sir Francis Drake Blvd, Forest Knolls	Village Commercial Residential	20			2	2	Office - Forest Knolls (Upper Floors)	168-141-12	6900 Sir Francis Drake Blvd, Forest Knolls	Village Commercial Residential	20	-	2	-	2	_	_	-2	2 -	_
Office - Lagunitas (Upper	168-175-06	7120 Sir Francis Drake Blvd, Lagunitas	Village Commercial Residential	20	26		1	20	Office - Lagunitas	168-175-06	7120 Sir Francis Drake Blvd, Lagunitas	Village Commercial Residential	20	26	4		20			4	4	
Floors and Rear Prop)	168-192-28	7282 Sir Francis Drake Blvd, Lagunitas	Roadside Business (H1)	20	26		*	30	(Upper Floors and Rear Prop)	168-192-28	7282 Sir Francis Drake Blvd, Lagunitas	Limited Roadside Business (H1)	20	26	4	-	30		_	-4	-	_
Religious	•								Religious													
Olema Catholic Church	166-181-01	10189 State Route 1, Olema	Village Commercial Residential (C-	20	24	-		24	Olema Catholic Church	166-181-01	10189 State Route 1, Olema	Village Commercial Residential (C-	20	24	-	-	24	_	_	_		
Presbyterian Church San Geronimo	169-101-21	6001 Sir Francis Drake Blvd, San Geronimo	Residential Single Family (R1-B2)	20		15	-	15	Presbyterian Church San Geronimo	169-101-21	6001 Sir Francis Drake Blvd, San Geronimo	Residential Single Family (R1-B2)	20	-	15	-	15	_	_	_	_	_
Presbytery of the Redwoods	119-202-05	11445 State Route 1, Pt. Reyes Station	Residential Agriculture (C- RA-B3)	20		3		3	Presbytery of the Redwoods	119-202-05	11445 State Route 1, Pt. Reyes Station	Residential Agriculture (C- RA-B3)	20	-	3	-	3	_	_	_	_	_

		\r!II	1				1		1		\r!II				1	1		1	1	1	1
102-080-23	26825 State Route 1, Tomales	Commercial	20	-	13	-	13	Tomales Catholic Church	102-080-23	I I omalec	Commercial	20		13	-	13	_	_	_	_	_
168-183-04	428 W. Cintura, Lagunitas	Residential Single Family	30	16	-	-	16				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,										Added (16)
		[(K1-B3)	<u> </u>					School Site	l												
102-080-19	Charling Highway Dt	Residential Single Family Planned (C-							102-080-19	_	Single Family										
102-080-20	Reyes Station	RSP-1.6)	20	44	_	_	44	Shoreline Unified	102-080-20	Tomales	1.6)	20	44			44	_	_	_	_	_
102-080-21		Village Commercial						School District	102-080-21		Village Commercial										
102-080-14	26601 State Route 1, Tomales	VCR-B4)							102-080-14	26601 State Route 1, Tomales	1 1										
102-080-10	State Route 1, Tomales	Residential Single Family Planned (C- Village	- 20	-	14	-	14	_	102-080-10		Single Family	- 20	14	-	-	14	_	-14	14	_	_
102-080-13	State Route 1, Tomales	Commercial Residential (C-						School District	102-080-13	State Route 1, Tomales											
	'	ricsidential (c	<u> </u>					Underutilized		_			L		l .						
166-202-01	10002 State Route 1, Olema	Village Commercial Residential	20	-	10	-	10		166-202-01	Olema	Commercial Residential	20	10	-	-	10	_	-10	10	_	_
166-213-02	9840 State Route 1, Olema	Commercial Residential	20	-	10	-	10		166-213-02		Commercial Residential	20	10	-	-	10	-	-10	10	_	_
166-213-01	9870 State Route 1, Olema	Commercial Residential	20	-	-	5	5		166-213-01	9870 State Route 1, Olema	Commercial Residential	20	-	5	-	5	_	_	-5	5	_
166-202-04	9950 Sir Francis Drake Blvd, Olema	Commercial Residential	20	-	11	-	11		166-202-04	9950 Sir Francis Drake Blvd, Olema	Commercial Residential	20	11	-	-	11	_	-11	11	_	_
119-222-08	60 Fifth St, Pt. Reyes Station	Commercial Residential	20	17	-	-	17	Pt. Reyes Village (5th St)	119-222-08	60 Fifth St, Pt. Reyes Station	Commercial	20	17	-	-	17	_	_	_	_	_
119-198-05	510 Mesa Rd, Pt. Reyes Station	Village Commercial Residential	20	24		-	24	Pt. Reyes Village Red/Green Barn	119-198-05	510 Mesa Rd, Pt. Reyes Station	Village Commercial Residential	20	24	-	-	24	_	_	_	_	_
								San Geronimo Golf Course	172-371-04	5800 Sir Francis Drake Blvd, San Geronimo	Commercial Recreation	20	-	43	-	43					Removed
195-193-35	3422 State Route 1, Stinson Beach	Village Commercial Residential (C-	20			5	5	Stinson Beach Commercial	195-193-35	IStinson Reach	Village Commercial	20	-	5	-	5	_	_	-5	5	_
102-051-07	200 Valley Ave, Tomales	Commercial	20			11	11	Tomales	102-051-07	Tomales	Commercial	20	_	11	-	11	_	_	-11	11	_
102-075-09	29 John St, Tomales	Residential (C- VCR-B1)							102-075-09	29 John St, Tomales	Residential (C- VCR-B1)										
102-051-09	27235 State Route 1	Village Commercial	20	-	-	6	6	Tomales Nursery	102-051-09	27235 State Route 1,	Commercial	20	-	6	-	6			-6	6	
102-051-08		VCR-B1)							102-051-08												
sidential		1						Underutilized Res	idential		1										
112-143-03	20 Balmoral Way, Inverness								112-143-03	20 Balmoral Way, Inverness											
	102-080-19 102-080-20 102-080-21 102-080-14 102-080-10 102-080-13 166-202-01 166-213-02 166-213-01 166-202-04 119-222-08 119-198-05 195-193-35 102-051-07 102-075-09 102-051-09 102-051-08 idential	168-183-04	168-183-04 428 W. Cintura, Lagunitas 168-183-04 428 W. Cintura, Lagunitas 169-183 16	102-080-23 2082-3 State Notice 1, Tomales 20 Residential (C- Residential (C- Residential Single Family (R1-B3) 30 (R1-B3) 30	102-080-23 202-23 state Notice 1, Tomales Residential (C-Residential C-Residential C	102-080-23 208-25 State Route 1, Commercial 20 - 13 13 168-183-04 428 W. Cintura, Lagunitas Residential C. Reyes Station Residential C. Reyes Station Village Commercial Residential C. C. Residential C. C. Residential C. C. Residential C. C. C. C. C. C. C. C	102-080-23 Commercial 20 - 13 - 13 - 15 Commercial 20 - 10 - 25 Commercial 20 Commercial 20 - 25 Commercial 20 - 2	102-080-23 750m3 part Nuture 1, 107 morales 750m3 part Nuture 1, 107	102-080-23 100-080-25 100	102-080-23 103-080-24 103-080-24 103-080-23 103	102-080-23 107-080-24 107	100-080-23 Commercial 20 - 13 - 13 Church C	Commercial 20 13 13 13 13 13 13 13 1	202-680-23	202-090-22 Conversion from the production of	Part	100-080-27	120 000 23	12 12 13 14 15 15 15 15 15 15 15	March Commercial 20 12 13 14 15 15 15 15 15 15 15	Second Content Content

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Residential 195-193-18 129 Calle Del Mar, Stinson Beach (C-R) Residential 195-193-18 129 Calle Del Mar, Stinson Beach	
Residential next to Forest Knolls Trailer Park 6760 Sir Francis Drake Boulevard, Forest Knolls (CP) /	Added (8)
Vacant Vacant	
Bowman Canyon 125-150-23 Novato Blvd, North Novato Conservation (A60) Agriculture and Conservation (A60) 6 152 152	Removed
125-150-36	
Stinson Beach Communty 195-211-05 Beach Center - Vacant 10 Willow Ave, Stinson Beach (C-R1) 10 Willow Ave, Stinson Beach Communty 195-211-05 Beach Communty Center - Vacant 10 Willow Ave, Stinson Beach Communty Center - Vacant	- -
Vacant Nicasio	. —
Vacant Pt. Reyes Vacant Pt. Reyes Valage Vacant Pt. Reyes	_
Station 119-203-03 Mesa Rd, Pt. Reyes Station Mesa Rd, Pt. Reyes Station Mesa Rd, Pt. Reyes Station 119-203-03 Mesa Rd, Pt. Reyes Station Nesa Rd, Pt. Reyes Commercial Residential (C- Property of the Commercial Residential (C- Propert	_
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102-075-02 Shoreline Hwy, Tomales Commercial 20 - 5 5 5 S Shoreline Hwy, Tomales Residential (C- 102-075-02 Shoreline Hwy, Tomales Residential (C-	, –
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102-075-07 Shoreline Hwy, Tomales Commercial Residential (C- R	_
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	Assessor or Parcel Number	Address	Existing Zoning	Dwelling Units per Acre	Lower	Moderate	Above- Moderate	Total		Assessor or Parcel Number	Address	Existing Zoning	Jnits per Acre	Lower	Moderate	Above- Moderate	Total	Dwelling Units per Acre	Lower	Moderate	Above- Moderate	Total
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Underutilized Reside	ential	1							Underutilized Resid	ential						1	1				ı	
	143-101-35	761 Atherton Ave, North Novato								143-101-35	761 Atherton Ave, North Novato											
Atherton Corridor	143-101-37	777 Atherton Ave, North Novato	Agriculture Limited (A2-	20	109	38	_	147	Atherton Corridor	143-101-37	777 Atherton Ave, North Novato	Agriculture	30	323		_	323	-10	-214	38	_	-176
	143-101-20	791 Atherton Ave, North Novato	B4)							143-101-20	791 Atherton Ave, North Novato	Limited (A2-B4)										
	143-101-17	805 Atherton Ave, North Novato								143-101-17	805 Atherton Ave, North Novato											
Greenpoint Nursery	153-190-24	275 Olive Ave, Blackpoint	Agriculture Residential Planned (ARP-60)	16	-	-	53	53	Greenpoint Nursery	153-190-24	275 Olive Ave, Blackpoint	Agriculture Residential Planned (ARP-	16	-	53	-	53	_	_	-53	53	_
Greenpoint Corridor	143-360-04	350 Atherton Ave, North Novato	Agricultural Residential Planned (ARP-2)	20	-	-	26	26														Added (26)
Greenpoint Corridor	143-171-66	618 Atherton Avenue, Novato	Agricultural Residential Planned (ARP-2)	20	-	-	5	5														Added (5)
Greenpoint Corridor	143-171-63	654 Atherton Avenue, Novato	Agricultural Residential Planned (ARP-2)	20	-	-	9	9			· ·											Added (9)
Greenpoint Corridor	143-171-70	50 H Lane, North Novato	Agricultural Residential Planned (ARP-2)	20	-	-	23	23														Added (23)
Blackpoint	157-031-12	5 Harbor Dr, Blackpoint	Village Commercial Residential (VCR)	20	-	-	1	1														Added (1)
Blackpoint	157-031-14	55 Harbor Drive, Blackpoint	Agricultural Residential Planned (ARP-2)	20	-	-	6	6														Added (6)
Blackpoint	157-031-02	35 Harbor Drive, Blackpoint	Village Commercial Residential (VCR)	20	-	-	2	2														Added (2)
Blackpoint	157-031-04, -06	11 Harbor Drive, Blackpiont	Village Commercial Residential (VCR), ARP- 1.5	20	-	1	3	3														Added (3)
Vacant	1	1	1					_4	Vacant							1						
Buck Center Vacant	125-180-79	Redwood Hwy, Blackpoint	Agriculture and Conservation (A60)	1	-		24	240	Buck Center Vacant	125-180-79	Redwood Hwy, Blackpoint	Agriculture and Conservation (A60)	1	-	-	24	104	_	_	_	_	145
Property	125-180-85	Redwood Hwy, Blackpoint	Agriculture and Conservation (A60)	20			225	249	Property	125-180-85	Redwood Hwy, Blackpoint	Agriculture and Conservation (A60)	20	-	80	-	104	_	_	-80	225	- 145
Vacant Blackpoint (Olive Ave; 55-acre site)	143-110-31	300 Olive Ave, Blackpoint	Agriculture Residential Planned (ARP-2)	4	-		58		Vacant Blackpoint (Olive Ave; 55-acre site)	143-110-31	300 Olive Ave, Blackpoint	Agriculture Residential Planned (ARP-2)	4	-	-	58	58	_	_	_	_	_
SubTotal	1				109	38	435	582	SubTotal					323	133	82	538		-214	-95	353	44



Attachment 3: Workshop Site Discussion Summary

Staff worked with MIG, Inc., the consultant retained by the County to work on the Housing and Safety Element updates, to identify a list of recommended candidate housing sites, factoring in state laws around site suitability and local knowledge.

→ I. Universe of sites (all candidate housing sites)

The initial step in the site identification process was to study over 150 possible candidate housing sites within the County (Attachment 3). These sites were identified as collectively containing a development potential of over 6,332 units, yielding more than the RHNA allocation of 3,569 units. This was done to provide the public and decision makers with choices and flexibility in selecting sites that aligned with a range of goals, priorities and principles.

→ II. Four site scenarios based on the Guiding Principles

The next step in narrowing down candidate housing sites list was the development of four housing sites scenarios using the Guiding Principles for Site Selection, which were presented and considered at the December 7, 2021, joint session with the Board of Supervisors and Planning Commission. These Guiding Principles translated into and created the following four housing sites scenarios:

- 1. Ensure Countywide Distribution,
- 2. Address Racial Equity and Historic Patterns of Segregation,
- 3. Encourage Infill and Redevelopment Opportunities, and
- 4. Consider Environmental Hazards.

Each scenario includes housing site strategies for surplus school, County, and State lands; religious institutions; vacant lands; and commercial and residential sites not currently used to their full potential. Although each scenario emphasizes the importance of a specific principle, all aspects of the guiding principles were embedded in the four scenarios. Some of the scenarios have sites with fewer or no units, depending on what guiding principle was favored. This was possible because the universe of sites was much larger than the RHNA allocation. County staff explained these scenarios when they presented in communities around the County, also known as the "Sites Roadshow." In addition, these scenarios were available on the website and used in the Balancing Act tool as a way for the public to provide feedback on what was important to them as well as evaluate tradeoffs needed to meet the RHNA.

→ III. Two alternatives

Based on the feedback received from the public, staff further narrowed down the sites list to present two alternatives for consideration by the Board, Planning Commission, and the public on March 1, 2022:

- Ensuring that units were distributed Countywide, which attempts to equally distribute housing within comparably populated areas using Supervisorial Districts as a proxy.
- Avoiding natural hazards and focusing an infill strategy by avoiding areas with two or more environmental hazards, such as fire and flooding, and promoting infill development.

→ IV. Recommended sites list

The proposed sites list discussed at the March 15, 2022 meeting incorporated feedback received from the Board and Planning Commission Workshop at the March 1, 2021 workshop and additional refinements based on a number of goals that were highlighted as important considerations:

- Strive for site distribution throughout the County, taking into consideration the RHNA of cities and towns;
- Consider the vision of the Countywide Plan (CWP) and its policies that focus on in-fill development and smart growth planning;
- Ensure that housing sites designated for lower and moderate income are viable and likely to produce needed housing during the planning period; and
- Incorporate means of affirmatively furthering fair housing in site selection to insure lower and moderate-income households have access to affordable housing, excellent schools, and healthy community amenities.

The CWP incorporates sound environmental and planning principles that have guided land use patterns in Marin County for almost 50 years. The Plan recognizes the 606 square miles of land and water composing Marin County as a cohesive environmental unit made up of regions called corridors, which are designated to focus development and to protect environmental resources. As noted in the CWP, investment in housing has historically focused on the construction of low density and expensive single-family houses, with limited connection to older neighborhoods and downtowns. This type of development has consumed relatively large amounts of land to house a small number of residents, is affordable only to those with high incomes, and generates a significant proportion of vehicle trips countywide. The CWP outlines smart growth goals including encouraging development in existing communities, and development of medium to higher density housing along current and future transit corridors, mixed-used development, and development in downtown areas. Overall, the CWP identifies the potential for approximately 15,200 new homes countywide, both in single-family and multifamily developments. The CWP also identifies "The greatest potential for housing development is in the Richardson Bay, Las Gallinas, and Novato planning areas."

In addition to taking into account the CWP's goals and approach to land development, Board members, Commissioners and the public requested eliminating or reducing proposed housing on many of the sites under consideration. However, if all these recommendations were applied to the candidate sites list, the County would not be able to meet RHNA goals to achieve a certified housing element. The proposed sites list attempts to balance priorities while ensuring compliance with State law and the goals of encouraging and facilitating housing for households with lower and moderate incomes.

County of Marin 2023-2031 Housing Element

Draft Candidate Housing Sites

Revised: February 16, 2022

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

Internation Identifer (Community/Address or Asessor Parcel Number) Idema 10189 State Route 1 It. Reyes Station 11445 State Route 1 and Geronimo Village 6001 Sir Francis Drake Blvd anta Venetia 170 N San Pedro Rd 180 N San Pedro Rd 200 N San Pedro Rd 210 N San Pedro Rd 220 S Tennessee Valley Rd 265 Tennessee Valley Rd 2682 State Route 1 260 OS Sternacis Drake Blvd) 271-132-12 (Sir Francis Drake Blvd) 271-132-12 (Sir Francis Drake Blvd) 272-380-22 2814 Venetia 1565 Vendola Dr 180-161-09 (N San Pedro Rd) 180-161-10 (N San Pedro Rd) 180-161-10 (N San Pedro Rd) 180-161-10 (N San Pedro Rd) 180-081-19 (State Route 1) 102-080-19 (State Route 1) 102-080-19 (State Route 1) 102-080-19 (State Route 1) 102-080-20 (State Route 1) 102-080-20 (State Route 1) 102-080-20 (State Route 1) 102-080-20 (State Route 1) 102-080-19	RHNA Income Categories									
Draft Sites Inventory: Candidate Housing Sites	Very Low and Low Income	Moderate Income	Above Moderate Income	Total						
Location Identifer (Community/Address or Asessor Parcel Number)	<50-80% of Area Median Income	80-120% of Area Median Income	>120% of Area Median Income							
Olema	24	-	-	24						
10189 State Route 1	24	-	-	24						
Pt. Reyes Station	-	3	-	3						
	-	3	-	3						
San Geronimo Village	-	4	-	4						
6001 Sir Francis Drake Blvd	-	4	-	4						
Santa Venetia	71	13		84						
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						
Sleepy Hollow	-	4	-	4						
100 Sacramento Ave	-	4	-	4						
St. Vincent'S	600	600	600	1,800						
1 St Vincents Dr	600	600	600	1,800						
Tamalpais	20	-	-	20						
205 Tennessee Valley Rd	20	-	-	20						
Tomales	-	8	-	8						
26825 State Route 1	·	8	-	8						
School Site	440	72	117	629						
Kentfield	108	·	-	108						
071-132-11 (Sir Francis Drake Blvd)	21	-	-	21						
071-132-12 (Sir Francis Drake Blvd)	7	-	-	7						
	80	-	-	80						
San Geronimo Valley	-	-	98	98						
172-350-22	-	-	98	98						
Santa Venetia	186	59	12	257						
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						
Sleepy Hollow	90	-	5	95						
1500 Butterfield Rd	90	-	-	90						
177-011-13 (Fawn Dr)	-	-	5	5						
Tomales	56	13	2	71						
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						
	8	-	1	9						
102-080-21 (State Route 1)	-	6	-	6						
Underutilized Nonresidential (Commercial/Office/Other)	415	356	29	800						
Almonte	36	-	-	36						
260 Redwood Hwy Frontage Rd	36	-	-	36						
Bolinas	9	-	-	9						
1 Olema Bolinas Rd	9	-	-	9						
Inverness	-	148	-	148						
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						
Kentfield	129	67	-	196						
074-031-37 (College Ave) lousing and Safety Elements 2023-2031	12	-	-	12						
OUSING AND SAIGIV FIRMENTS 2023-2031										

Draft Sites Inventory: Candidate Housing Sites Very tow and Low Income Location Identifer (Community/Address or Asessor Parcel Number) 4074-031-63 (Sir Francis Drake Blwd) 1113 Sir Francis Drake Blwd 1112 Sir Francis Drake Blwd 1125 Sir Francis Drake Blwd 1125 Sir Francis Drake Blwd 113 Sir Francis Drake Blwd 113 Sir Francis Drake Blwd 131 A88 College Ave 1901 Sir Francis Drake Blwd 1913 Sir Francis Drake Blwd 1923 Sir Francis Drake Blwd 1923 Sir Francis Drake Blwd 1933 Sir Francis Drake Blwd 1933 Sir Francis Drake Blwd 1934 Sir Francis Drake Blwd 1935 Sir Francis Drake Blwd 1935 Sir Francis Drake Blwd 1936 Sir Francis Drake Blwd 1937 Sir Francis Drake Blwd 1938 Sir Francis Drake Blwd 10002 State Route 1 10002 State Route 1 10045 State Route 1 10055 State Route 1 10095 State Rout	RHNA Income Categories										
074-031-63 (Sir Francis Drake Blvd) 074-031-69 (Sir Francis Drake Blvd)	Moderate Income	Above Moderate Income	Total								
1111 Sir Francis Drake Blvd	80-120% of Area Median Income	>120% of Area Median Income									
1111 Sir Francis Drake Blvd	4	-									
1125 Sir Francis Drake Blvd 1126 Sir Francis Drake Blvd 113 NOO Sir Francis Drake Blvd 113 R48 College Ave 27 S80 College Ave 380 College Ave 381 Sir Francis Drake Blvd 115 907 Sir Francis Drake Blvd 116 907 Sir Francis Drake Blvd 117 Sir Francis Drake Blvd 118 Francis Drake Blvd 119 Sir Francis Drake Blvd 119 Sir Francis Drake Blvd 129 Sir Francis Drake Blvd 139 Sir Francis Drake Blvd 149 Sir Francis Drake Blvd 150 Sir Francis Drake Blvd 160 Sir Francis Drake Blvd 170 Sir Francis Drake Blvd 180 Sir Francis Drake Blvd 190 Sir Francis Drake Blvd 110 Sir Sir Francis Drake Blvd 111 Sir Sir Francis Drake Blvd 112 Sir Sir Francis Drake Blvd 113 Sir Sir Francis Drake Blvd 114 Sir Sir Francis Drake Blvd 115 Sir Francis Drake Blvd 116 Sir Francis Drake Blvd 117 Sir Francis Drake Blvd 118 Sir Francis Drake Blvd 119 Sir Francis Drake Blvd 110 Sir Francis Drake Blvd 111 Sir Francis Sir	3	-									
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404 San Francisco Blvd 18 60 Sacramento Ave 15 Stinson Beach - 108 Arenal Ave - 195-193-35 -	-	-									
60 Sacramento Ave 15 Stinson Beach - 108 Arenal Ave - 195-193-35 -	-	-									
Stinson Beach - 108 Arenal Ave - 195-193-35 -	-	-									
108 Arenal Ave - 195-193-35	8	-									
195-193-35	19	-									
	8	-									
29 Aronal Avo	5	-									
28 Arenal Ave -	6	-									
Strawberry - 23 Reed Blvd -	50										

		RHNA Income		
Draft Sites Inventory: Candidate Housing Sites	Very Low and Low Income	Moderate Income	Above Moderate Income	Total
Location Identifer (Community/Address or Asessor Parcel Number)	<50-80% of Area Median Income	80-120% of Area Median Income	>120% of Area Median Income	
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
Tamalpais	45	8	-	53
217 Shoreline Hwy	21	-	-	21
223 Shoreline Hwy	24	-		24
375 Shoreline Hwy	-	8	-	8
Tomales	-	17		17
200 Valley Ave	-	6	-	6
27235 State Route 1	-	3	-	3
27275 State Route 1	-	3	-	3
29 John St	-	5	-	5
Underutilized Residential	516	61	168	745
Blackpoint	-	50	-	50
275 Olive Ave	-	50	-	50
Bolinas	-	7	-	7
32 Wharf Rd	-	7	-	7
Inverness	-	-	26	26
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
Kentfield	-	4	-	4
022-071-05 (Tamalpais Rd) 25 Bayview Rd	-	3	-	3
Los Ranchitos	-		139	139
74 Oak Ridge Rd	-	-	139	159
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

		RHNA Income	Categories	
Praft Sites Inventory: Candidate Housing Sites	Very Low and Low Income	Moderate Income	Above Moderate Income	Total
ocation Identifer (Community/Address or Asessor Parcel Number)	<50-80% of Area Median Income	80-120% of Area Median Income	>120% of Area Median Income	
15 Indian Rd	-	-	1	
138 Circle Rd	-	-	1	
25 Circle Rd	-	-	1	
22 Red Rock Way	-	-	2	
67 Ranchitos Rd	-	-	1	
61 Los Ranchitos Rd	-	-	1	
40 Glenside Way	-	-	1	
25 Red Rock Way	-	-	2	
10 Red Rock Way	-	-	1	
100 Oak Ridge Rd	-	-	1	
33 Circle Rd	-	-	1	
15 Glenside Way	-	-	1	
62 Ranch Rd	-	-	1	
200 Valley View Ave	-	-	1	
199 Valley View Ave	-	-	1	
97 Glenside Way	-	-	1	
65 Los Ranchitos Rd	-	-	1	
68 Ranch Rd	_	-	1	
9 Poco Paso	-	-	1	
129 Oak View Dr	·	-	3	
105 Glenside Way	·	-	1	
71 Ranchitos Rd		-	1	
16 Red Rock Way	•	-	1	
9 Glenside Way	-	-	1	
42 Oak Ridge Rd	-	-	2	
23 Knoll Way	-	-	1	
48 Ranch Rd	-	-	1	
37 Knoll Way	-	-	1	
30 Knoll Way 30 Indian Rd	-	-	2	
3 Poco Paso	-	-	1	
79 Oak Ridge Rd	-	-	1	
23 Oak Ridge Rd	-	-	1	
50 Glenside Way	-	_	1	
125 Circle Rd	_	_	2	
27 Ranch Rd	_	_	1	
1 Knoll Way	_	_	1	
4 Ranch Rd	-	-	1	
3 Oak Ridge Rd	-	-	1	
74 Circle Rd	-	-	1	
2 Farm Rd	-	-	1	
91 Circle Rd	-	-	1	
43 Oak Ridge Rd	-	-	1	
90 Oak Ridge Rd	-	-	1	
30 Oak Ridge Rd	-	-	2	
23 Ranch Rd	-	-	1	
17 Circle Rd	-	-	1	
129 Ranchitos Rd	-	-	1	
19 Farm Rd	-	-	1	
44 Circle Rd	-	-	1	
19 Knoll Way	-	-	1	
15 Knoll Way	-	-	2	
			1	
25 Farm Rd 20 Circle Rd	-	-	1	

		RHNA Income Categories								
raft Sites Inventory: Candidate Housing Sites	Very Low and Low Income	Moderate Income	Above Moderate Income	Total						
cation Identifer (Community/Address or Asessor Parcel Number)	<50-80% of Area Median Income	80-120% of Area Median Income	>120% of Area Median Income							
70 Oak Ridge Rd	-	-	2							
121 Circle Rd	-	-	1							
20 Rainbow Rd	-	-	5							
22 Knoll Way	-	-	1							
20 Oak View Dr	-	-	1							
160 Circle Rd	-	-	1							
16 Farm Rd	-	-	1							
4 Indian Rd	-	-	1							
75 Oak View Dr		-	2							
101 Oak Ridge Rd	-	-	1							
17 Debes Ranch Rd	-	-	1							
28 Circle Rd	-	-	1							
65 Oak Ridge Rd	-	-	1							
25 Knoll Way	-	-	1							
17 Knoll Way	-	-	1							
55 Ranch Rd	-	-	1							
95 Oak Ridge Rd	-	-	1							
25 Rainbow Rd	-	-	1							
14 Ranch Rd	-	-	1							
26 Knoll Way		-	1							
23 Farm Rd		-	1							
105 Ranchitos Rd		-	1							
67 Glenside Way		-	1							
12 Indian Rd	-	-	1							
15 Debes Ranch Rd	-	-	1							
111 Glenside Way	-	-	1							
16 Baytree Rd	-	-	1							
10 Baytree Rd	-	-	1							
46 Ranch Rd	-	-	1							
5 Oak View Dr	-	-	1							
19 Indian Rd	-	-	1							
55 Circle Rd	-	-	1							
14 Oak View Dr	-	-	1							
51 Circle Rd	-	-	1							
40 Oak View Dr	-	-	1							
11 Ranch Rd	-	-	1							
56 Glenside Way	-	-	1							
35 Oak View Dr	-	-	1							
91 Glenside Way	-	-	1							
100 Oak View Dr	-	-	1							
80 Oak Ridge Rd	-	-	1							
22 Ranch Rd	-	-	1							
65 Glenside Way	-	-	1							
144 Circle Rd 73 Ranch Rd	-	-	1							
	-	-	2							
69 Ranch Rd	- 516	-	1							
Atherton Corridor	516	-	-	!						
1 Equestrian Ct	22	-	-							
2 Equestrian Ct	22	-	-							
20 Bay Tree Hollow 4 Equestrian Ct	19	-	-							
5 Equestrian Ct	19	-	-							
	19	-	-							
6 Equestrian Ct 7 Equestrian Ct	20	-	-							
761 Atherton Ave	20	-	-							

	RHNA Income Categories										
Oraft Sites Inventory: Candidate Housing Sites	Very Low and Low Income	Moderate Income	Above Moderate Income	Total							
ocation Identifer (Community/Address or Asessor Parcel Number)	<50-80% of Area Median Income	80-120% of Area Median Income	>120% of Area Median Income								
777 Atherton Ave	83	-	-								
791 Atherton Ave	101	-	-	1							
805 Atherton Ave	117	-	-	1							
859 Atherton Ave	36	-,	-								
863 Atherton Ave	16	-	-								
Stinson Beach	-	-	3								
122 Calle Del Mar	-	-	2								
128 Calle Del Mar	-	-	1								
Vacant	92	239	615								
Blackpoint	-	100	28								
300 Olive Ave	-	100	28								
Bolinas	-	40	-								
193-020-38	-	40	-								
California Park	50	-	-								
018-075-28 (Woodland Ave)	25	-	-								
018-086-18 (Woodland Ave)	20	-	-								
329 Auburn St	5	-	-								
Lucas Valley Environs	-	-	26								
1501 Lucas Valley Road	-	-	26								
Marin City	•	-	25								
052-140-33 (Alta Ave)		-	25								
Nicasio		4	-								
4449 Nicasio Valley Rd		4	-								
North Novato	-	66	338	4							
125-150-09 (Novato Blvd)	-	-	57								
125-150-18 (Novato Blvd)	-	-	14								
125-150-20 (Novato Blvd)	-	-	27								
125-150-23 (Novato Blvd)	-	-	49								
125-150-34 (Novato Blvd)	-	-	48								
125-150-36 (Novato Blvd)	-	-	119	:							
125-180-79 (Redwood Hwy)	-	-	24								
125-180-85 (Redwood Hwy)	-	66	-								
Pt. Reyes Station	22	16	62	:							
10979 State Route 1	-	6	-								
11598 State Route 1 119-198-09 (B St)	-	-	59 3								
119-198-09 (B 3t) 119-203-01 (Mesa Rd)	-	2	-								
119-203-01 (Mesa Rd)	-	2	-								
119-233-03 (Mesa Rd) 119-233-03 (Shoreline Hwy)	22		_								
119-235-03 (Shoreline Hwy)	-	6	_								
Santa Venetia	_		53								
179-332-19 (Edgehill Way)	_	_	3								
180-171-31 (N San Pedro Rd)	-	_	3								
180-171-32 (N San Pedro Rd)	-	-	2								
180-261-10 (Oxford Dr)	-	-	45								
Stinson Beach	-	-	5								
10 Willow Ave	-	-	5								
Strawberry	-	-	58								
034-012-21 (Eagle Rock Rd)	-	-	3								
034-012-27 (Eagle Rock Rd)	-	-	17								
034-012-28 (Eagle Rock Rd)	-	-	2								
034-012-29 (Eagle Rock Rd)	-	-	10								
70 N Knoll Rd	-	-	26								
Tamalpais	20	-	3								
			3								

		RHNA Income	Categories	
Draft Sites Inventory: Candidate Housing Sites	Very Low and Low Income	Moderate Income	Above Moderate Income	Total
Location Identifer (Community/Address or Asessor Parcel Number)	<50-80% of Area Median Income	80-120% of Area Median Income	>120% of Area Median Income	
204 Flamingo Rd	20	-	-	20
Tomales	-	13	17	30
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
Total	3,103	1,628	1,601	6,332

Project Schedule

Marin County 2023 - 2031 Housing and Safety Elements Update

As of 23 March 2022

				20	21									20	22						2023			
Housing Element Update	M	J	J	Α	S	0	N	D	J	F	M	Α	М	J	J	Α	S	0	N	D	J	F	N	
Project Initiation (Task 1)																								
Housing & Special Needs Assessment (Task 3)																								
Housing Constraints Analysis									l															
Housing Element Constraints Analysis - Non-Location (Task 4.1) AFFH Assessment (Task 4.1) Existing Conditions & Constraints Atlas - Population & Locations (Task 4.2) Biological Constraints Analysis (Task 4.2.3) Existing Housing Element (Task 5)																								
Sites Inventory & Selection																								
Preliminary Sites Inventory (Task 6.1) Development Feasibility and Site Selection (Tasks 6.1.1 - 3) Site Options & Strategies (Task 6.2) Draft Sites Inventory (Task 6.3)																								
County Plan Amendments, Land Use & Rezoning																								
Housing Plan Review & Update (Goals, Polices, Programs, Obj) (Task 7.1) Draft Land Use Diagram & Buildout Numbers (Task 8.1) Built Environment and Diagram Update (Task 8.2) Development Code & Map Amendment (Task 8.3)												30 Da	ay Public	Review		90 Day	HCD Rev	view	Limited t	ime to rev	ise HE, ba	sed on con	nmen	
Public Draft Housing Element (Task 9)																								
Final Housing Element & Adoption (Task 10)																							_	
Cofety Flowart Undata																								
Safety Element Update																								
Current Safety Element Review (Task 11.1)																							_	
Vulnerability Assessment (Task 11.2)																								
Administrative Draft Safety Element (Task 11.3)																							=	
CAL Fire Consult & Board of Forestry& Fire Protection Review (Task 11.4)																								
Public Draft Safety Element (Task 11.5)																								
Final Safety Element & Adoption (Task 11.6)																								
								IOD . = 4	Ca Day															
Environmental Review (CEQA)							^		60- Day eview															
EIR Initiation, Coordination, & Notice of Preparation (Tasks 12.1 & 2)																								
Baseline Conditions (Task 12.3)																								
Project Description (Task 12.3) & Administrative Draft Program EIR (Task 12.4)															45 Day P	ublic Rev	iew (7/19 ·	- 9/2)						
Public Draft Program EIR (Task 12.5)																								
Final EIR & Responses to Comments (Task 12.6)																								
				Is	sues, Con	cerns. Sti	ateaies.		HE Sites,	HE	Policies &	,												
Workshops and Meetings/Community Engagement (Task 2)				,	20, 2011	, 50			Strategies		Programs													
Community Workshops					*				₩	,	*	*	SE Polici	es & Prog	rams					,				
Design Review Board Meetings									00	•														
Community Service Districts Meetings									00												Mari	UE C. W.C		
CEQA/Environmental Review Meetings																			, HE & SE		by F	HE Certific ICD follow		
<u> </u>																			ommenda	tion		Adoption		
County Planning Commission Meetings					Joint PC/E	3OS Meet	ings	7	7			-99		9			C)			D.C			
County Board of Supervisor Meetings														Ö						● EI &	R Certifica SE Adopti			
Consultant Work/County Staff Effort	1						-																=	

Consultant Work/County Staff Effort

Public Review