

From: [Melissa Daniels](#)
To: [housingelement](#); [BOS](#)
Cc: [Jeffery Brody](#); [Kirby Wilcox](#); [mdp181@gmail.com](#); [cowtrackranch@gmail.com](#); [Ruth Dawson](#); [Stan Loar](#); [Rick Lafranchi](#); [Stephen Lewis](#); [suekline@sonic.net](#); [Caroline Bolthouse \(ckbolt1@aol.com\)](#); [ielmo5@aol.com](#)
Subject: Comments for Draft Housing and Safety Elements for Unincorporated Marin (West Marin) - June 14 Board of Supervisors/Planning Commission Workshop
Date: Friday, June 10, 2022 6:41:46 PM

ATTN: Marin County Board of Supervisors

This message is in response to the proposed affordable housing measure in West Marin.

Program 1 - Housing Supply (Page 5):

Natural Resources (Water Specifically):

I have lived my entire life on my family property in Nicasio where I maintain livestock for beef, chickens for eggs and seasonal produce. I have been witness to **extremely limited natural resources** such as **water supply** over the years as population increases - especially being a farmer/rancher working very closely with the land on a daily basis. The last few years I have had to have water delivered to my property to supply my full-time resident tenant's home as well as for my home and for my livestock due to lack of rainfall. Water delivery is not readily available upon request (most requests take up to 4 days for service to arrive) and is VERY costly especially with rising fuel and DMV costs for trucks - this cost is very difficult for the average resident and especially difficult for lower income residents. Every resident deserves accessible potable water and when the climate is not providing such, the community must respond in an effort to conserve. On my property, ponds have gone dry, the creeks are dry, a natural spring has dried up and another spring has been severely impacted by the lack of rainfall. I have seen the Nicasio Reservoir almost disappear and heard the fear from fellow residents of running out of water at their residence/place of business. Local dairies have been hauling water daily for 2+ years in order to maintain their operations and supply milk for consumers and water for their employees' homes. I have personally seen the ground so dry that it is impossible to dig in order to plant a garden for food supply because of the drought. This is by far the scariest issue for residents and the drought is not something to be taken lightly. The current residents of Nicasio have been struggling to have water for their homes and business' and the community has been taking every measure possible to conserve water as well as to recycle water. Adding residential units will only make this state of emergency worse with NO SUPPLY of water locally.

Emergency Access:

I have personally experienced delays in the access of emergency responders for medical treatment for both of my parents who were seniors with life threatening illness over the last 5 years due to traffic congestion caused by excess vehicles travelling for commute on Nicasio Valley Road. There has been a delay of on average 6 minute additional response time for an ambulance or fire truck to reach my residence upon an emergency over the last 5 years. I can remember one of many incidents specifically when my father had heart failure and went unconscious and the Marin Co. Fire crew explained the struggle to make it down one road in traffic to reach him. Many of the residents of Nicasio are seniors and require assistance and need to be accessible for emergencies as drive time saves lives. Increasing the number of full time residents will decrease the response time for emergency personnel due to the number of vehicles on the road.

Natural Disaster:

We have all been witness to fire and flooding in West Marin and the limited access for first responders is already an extreme challenge with a single two-lane road through Nicasio as well as private dirt roads such as Old Rancheria Road and Road to the Ranches. The density of trees and hillsides which are too steep to access by vehicle make it difficult to put out fires. With the only access being one road entering and exiting this small community, having an increased population density would mean not everyone would be able to escape their home safely upon an emergency. This means risking the lives of many people.

Wildlife and Natural Habitat:

I have seen changes in wildlife habitat due to the increase in population density of Marin County and beyond and wildlife arriving to this area to survive and find food resources and shelter. With increased developments, wildlife is being pushed out by habitat elimination. There needs to be space for flora and fauna to flourish and to provide a healthy ecosystem.

Access to Jobs, Healthcare, Food and Fuel:

Urban areas provide means of transportation for residents including public transportation/taxi/Uber/Lyft, healthcare access, establishments for food and fuel as well as the majority of jobs. As a facilities construction Project Manager for a large local healthcare organization, I can attest to the fact that we cannot build medical facilities fast enough to sustain the current number of patients in the area, as it is. Adding more residences will mean longer wait times and extended appointment dates for patients where residents deserve to have fast access to care. In West Marin, many of the population who vacate this rural area are ranch/farm families and the families who work on these establishments. Low

income residents without personal vehicles would not have access to basic necessities and accessible healthcare and would have to commute 30+ minutes for work which is not only costly, but time consuming as well - this also increases wear and tear on the roads. This issue is especially for those with children where working and raising children is challenging for any individual despite financial status. For example, a single parent with children should have access to healthcare and groceries within their local community and this area cannot provide such. This would cost the individual more in commuting just to maintain a healthy life for them and their family. I believe in low income housing and believe this is a necessity to the community, but the most rural area of Marin County is not the place where the residents would benefit.

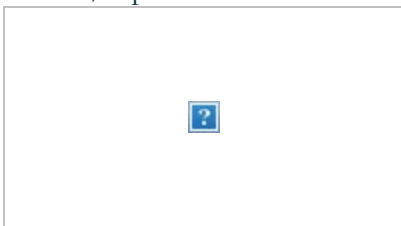
Program 18 - Short Term Rentals (page 26):

Short term rentals have provided a critical source of income for residents including seniors which has allowed such individuals to afford to stay in their homes and pay their mortgage/bills. Short term housing is also a resource for individuals working locally in the area for short periods of time without causing detriment to natural limited resources such as water. Regarding necessity for short term rentals (less than 30 days), an example would be for in-home care providers which I have personally experienced for my own family where there is the ability for housing temporary care staff (some people only need care a few days per week) - this is especially important for West Marin residents being in a secluded location. Another example of necessity for short term rentals - a resident needs maintenance work performed on their home. The resident cannot afford the mobilization cost for the contractor to commute to and from the job site and therefore the resident allows the contractor to reside at the short term residence for the duration of the work being performed - this also provides a discount to the overall maintenance cost which makes the process more affordable with rising costs of fuel and materials. Given the current drought situation, we simply cannot sustain additional long term tenancy in West Marin - some residents with short term rentals would prefer to have a full time tenant and cannot sustain such because there is not enough water supply. With short term rentals, the property owner has the ability to control the booking schedule and block out reservations during months where natural resources (water) are very limited. Additionally, short term rentals are heavily taxed and by limiting them, this is reducing the County revenue which in turn is hundreds of thousands if not millions annually - this funding would be eliminated.

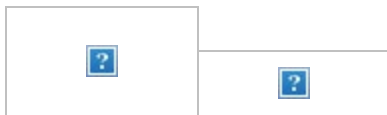
In closing, my question to the County is - why are we looking to build more affordable housing when historically the homes are given to non-local residents? In addition, specifically for Nicasio - why are we proposing to build more housing in areas where the majority of the workforce live on the property where they work?

As a second generation Nicasio resident, thank you for taking the time to read my concerns.

Melissa Daniels
Owner/Operator



One Woman Owned and Operated



From: [Stan Loar](#)
To: [Melissa Daniels](#); [housingelement](#); [BOS](#)
Cc: [Jeffery Brody](#); [Kirby Wilcox](#); [mdp181@gmail.com](#); [cowtrackranch@gmail.com](#); [Ruth Dawson](#); [Rick Lafranchi](#); [Stephen Lewis](#); [suekline@sonic.net](#); [Caroline Bolthouse \(ckbolt1@aol.com\)](#); [ielmo5@aol.com](#)
Subject: Re: Comments for Draft Housing and Safety Elements for Unincorporated Marin (West Marin) - June 14 Board of Supervisors/Planning Commission Workshop
Date: Saturday, June 11, 2022 12:54:51 AM

Melissa, well stated and my exact thoughts. Stan

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From: Melissa Daniels <cowtrackranch@gmail.com>
Sent: Saturday, June 11, 2022 3:41:29 AM
To: [housingelement@marincounty.org](#) <[housingelement@marincounty.org](#)>; [BOS@marincounty.org](#) <[BOS@marincounty.org](#)>
Cc: [Jeffery Brody](#) <[btrain1949@gmail.com](#)>; [Kirby Wilcox](#) <[kirby_wilcox@yahoo.com](#)>; [mdp181@gmail.com](#) <[mdp181@gmail.com](#)>; [cowtrackranch@gmail.com](#) <[cowtrackranch@gmail.com](#)>; [Ruth Dawson](#) <[Ruth_Dawson@comcast.com](#)>; [Stan Loar](#) <[stanloar@outlook.com](#)>; [Rick Lafranchi](#) <[lafranchi4@aol.com](#)>; [Stephen Lewis](#) <[SLewis@bargcoffin.com](#)>; [suekline@sonic.net](#) <[suekline@sonic.net](#)>; [Caroline Bolthouse \(ckbolt1@aol.com\)](#) <[ckbolt1@aol.com](#)>; [ielmo5@aol.com](#) <[ielmo5@aol.com](#)>
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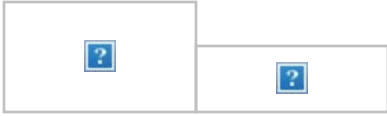
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As a second generation Nicasio resident, thank you for taking the time to read my concerns.

Melissa Daniels
Owner/Operator



One Woman Owned and Operated



From: [Northbridge Homeowners Assn NHA](#)
To: [housingelement](#); [BOS](#)
Cc: [Northbridge Homeowners Assn NHA](#); [Goncalves, Gustavo](#)
Subject: Comments for 6/14/22 BOS/PC Meeting
Date: Sunday, June 12, 2022 11:39:12 AM
Attachments: [Northbridge Comments for 6.14.22 BOS PC Meeting.pdf](#)

Please see the attached comments from the Northbridge Homeowners' Association in connection with the June 14, 2022 BOS/PC meeting re the Marin Housing Element.

(Prior email inadvertently referred to the April meeting)

Thank you.

TO: Marin County Board of Supervisors
FROM: Northbridge Homeowners Association
DATE: June 12, 2022
RE: Comments Re Draft Housing Element: 6/14/22 BOS/PC Meeting

In connection with the upcoming June 14, 2022 Board of Supervisors/Planning Commission meeting, the Northbridge Homeowners Association (“NHA”) respectfully submits these comments regarding the Draft Housing Element.

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

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

Site	Address	Units Proposed	Site Name
1	220 N. San Pedro Rd.	35 units Lower-income (20 units per acre density)	The Church of Jesus Christ
2	210 N. San Pedro Rd. 200 N. San Pedro Rd. 180 N. San Pedro Rd.	36 units Lower-income (20 units per acre density)	Bernard Osher Marin JCC
3	170 N. San Pedro Rd	13 units Moderate-income housing	Congregation Rodef Shalom Marin
4	251 N. San Pedro Rd.	50 units Lower-income (super-dense 30	Old Galinas School

		units per acre density)	
Total		134 units	

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

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

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

Old Galinas School Site

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

Additional General Comments

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

that would flow from the planned expansion of school facilities at the Osher Marin JCC and Venetia Valley School, the latter of which is largely or entirely beyond the County's control and oversight.

We very much appreciate the Board's and the Planning Commission's consideration of the above comments and greatly appreciate your hard work on these issues.

From: kenbsemail@aol.com
To: [housingelement](#); [BOS](#); [Rodoni, Dennis](#)
Subject: How/Why are we considering building more houses?
Date: Sunday, June 12, 2022 3:13:54 PM

Hello Marin County,

I keep hearing that the state is mandating we build 3500+ more housing units in Marin county? I don't understand how we can consider building more homes here when we already lack critical resources - SUCH AS WATER. I already have to catch rinse water and shower water in a bucket to reuse for flushing my toilets and trying to keep my landscaping from completely dying. I have many other concerns about building more (traffic/congestion/environmental/etc.), but the water seems like a non-starter. Please advise.

Thanks,
Ken Ballinger
351 Redwood Dr.
Woodacre, CA 94973

From: [Chris Hulls](#)
To: [housingelement](#); [BOS](#)
Subject: Housing Element Feedback / June 14th meeting
Date: Sunday, June 12, 2022 8:03:55 PM

Hi,

I am writing as the creator of this petition ([link](#)) that encourages the county to reevaluate how the Housing Element sites are selected in Point Reyes and West Marin more broadly. My full name is Chris Hulls, and my address is 451 Mesa Road, Point Reyes, CA 94956.

Over 400 Marin residents have signed the petition, that states the following:

The County of Marin is close to approving a new list of housing sites that will forever alter the character of Point Reyes Station and the surrounding area. If development goes forward as planned, historic buildings, churches, and open lots in our rural downtowns will be replaced with the type of high density apartments that residents, visitors, and employees alike go to West Marin to escape.

While there is a need for affordable housing, the current county plan, which was spearheaded by out of town consultants with few ties to the region, does not reflect the views of the constituents they were hired to represent.

As Residents: We live here for nature, solitude, quiet and a small town feel. High density apartments, especially ones that replace our historic buildings, are antithetical to what drew us to this community.

As Visitors: We come here to escape suburbia and visit a region lost in time. We appreciate the nature, small town centers, and open space that are part of West Marin's coastal communities; turning the region into another suburb is not the right answer.

As Workers: We work and commute here because we value being able to work in peace and nature. While we appreciate more affordable housing, the current plan, which relies on the density we seek to escape, does not represent our views or needs.

We call on our local representative, Dennis Rodoni, and the entire Board of Supervisors, to fight to keep West Marin rural and reconsider the current plan which strikes at the very heart of what draws so many to this area.

While we hope the County can successfully fight the State's attempt to subvert local control of the region, if extra development is mandated, we ask that the plan for Point Reyes and the surrounding areas be reconsidered based on the following first principles:

- Centralized high density units should be replaced with smaller units distributed through the broader area so as not to significantly alter our downtowns, which anchor the character of the region.

- Large developments, if planned, should be placed in areas that are not readily visible from heavily trafficked areas (e.g. walking routes, retail zones, and tourist areas), and should be affordable (such as what is being implemented for the former Coast Guard housing complex).

- Historic buildings, including open industrial lots that provide an echo to the railway and ranching era, should remain largely untouched as they are what differentiates the region from more homogeneous planned neighborhoods and suburbs.

Our community is in danger. Even if the current proposed developments don't fully come to fruition, this new list of housing sites sets a dangerous precedent. We seek to preserve the character of the region not just for ourselves, but for our children, grandchildren, and future generations of residents and visitors alike. We ask that the County hear our voice and keep Point Reyes rural.

Given the large number of West Marin residents who are concerned about development in Pt Reyes and the surrounding areas, we ask that the county reevaluate the housing allocation for this part of Marin.

Thank you,

Chris Hulls

From: [greg smith](#)
To: [housingelement](#)
Cc: [BOS](#); [Rodoni, Dennis](#)
Subject: comment on Draft Housing Element
Date: Sunday, June 12, 2022 9:28:43 PM

Dear Supervisor Rodoni and county organizations;

I moved to Marin County in 1995, and have lived in Woodacre, Pt Reyes Station, and now in San Geronimo the last 15 years.

I'm concerned that a quality of life element will be discounted in the deliberations about housing. The quality of openness and spaciousness. Those qualities are very high on the list of why I (and many others) chose to live in Marin over other destinations.

My understanding is that that open spaciousness is something people years before my arrival fought for. It is what makes Marin County unique among rural counties in our country; open undeveloped spaces while attempting to maintain the character of the small villages.

There truly is no other place like Marin. I have looked!

My concern is that this caring about the open spaciousness will be framed as some sort of white entitlement, and thus deemed invalid. I'm hoping that this value can be weighed simply for what it is, as an important life aesthetic, and not put into the grinder of our cultural politics. Some people move to Nevada or Idaho for that spaciousness, but I moved here because that spaciousness had proximity to larger towns and what they offer - again, a rarity.

My other main concern is that the developers, as they chomp on the bit, counting their blessings for this windfall while making their plan of attack, will be taking full advantage of this State mandate, to maximize their profits and use the fine print of the Draft to minimize regulations on the low income housing, and maximize the number of upper end housing they can build.

When it's all said and done, I fear the developers will have left Marin in no better shape. And probably with "low-income" housing costing \$2000/mth to rent. That would not be solving our housing problem. Then, 20 years from now, we'll look back, wringing our hands, saying, "what have we done".

Please, fight the good fight to make the developers abide by the spirit and letter of the Draft.

Thank You
Greg Smith
335 Meadow Way
San Geronimo
415-488-1967

From: [Jayne Cerny](#)
To: [Rodoni, Dennis](#)
Cc: [housingelement](#)
Subject: Development
Date: Monday, June 13, 2022 11:13:00 AM

Dear Supervisors,

I'd like to briefly revisit my concerns about the housing units suggested for West Marin.

Inverness: Any additional units would pose an unreasonable demand on the IPUD water system. Drought conditions continue with pessimistic future climate predictions. There has barely been enough water for the existing population or current building requests.

Emergency road access, already a problem, cannot accommodate an increase in units and population. Balmoral is a limited, barely passable road. With a steep drop off on either side, construction is impractical at best. Crowding would be an issue. Building 13 units on Ottinger's Hill, SFDrake Blvd., already given to frequent accidents, is incompatible with the rural road adjacent to the State Park and leading to the National Seashore.

Point Reyes and Olema: Many of these slated developments threaten watersheds, wetlands and streams and are inconsistent with the community and environment. Waste treatment and septic are serious ongoing problems.

Crowding and traffic have also become serious problems.

You can locate and designate building sites on a map, especially if you change zoning to accommodate. The actual environmental area is unique and extremely vulnerable in ways that are being ignored to support housing demands that do not solve the actual problem of lack of low income housing.

Sincerely,

Jayne Cerny

Sent from my iPad

From: [Ken](#)
To: [BOS; housingelement](#)
Cc: [Rodoni, Dennis](#)
Subject: Housing Element
Date: Monday, June 13, 2022 1:20:58 PM

Supervisors and Planners,

The Draft Housing and Safety Element being reviewed represents much work; thank you to the staff for your labor.

We have serious concerns that the historic environmental protections for which Marin County is well known are threatened by this document. The lack of adequate rural infrastructure raises serious questions about possible damaging solutions. The undermining of A-60 zoning is particularly worrisome.

Much of the development proposed for unincorporated rural coastal Marin threatens to undermine the established residential balance. The mapping process used by consultants in developing potential sites for development was inherently flawed and not informed by the actual site conditions at each parcel. In addition, the current plan focuses on larger scale development with mulit-units per parcel although the density and building types that would be the result are incompatible within the villages and would more likely have negative impacts on existing infrastructure. This approach has been an organizing principle of how the RHNA numbers were allocated and it is our view that in West Marin this urban approach is wrong. There are many benefits to utilizing the existing urban infrastructure of central Marin towns and cities. West Marin is rural with development and infrastructure spread out and intermittent and lacks the urban pattern of development that characterizes much of the eastern part of the County. The approach needs to be modified to address these differences.

Community character in coastal Marin is an agreed upon value. It is recognized as such by those who visit here and by the California Coastal Commission. This Housing and Safety Element must protect this for the benefit of guests and residents alike. In its present form it does not. We have specific recommendations as to how this can be accomplished and welcome the opportunity to present them.

We believe that the goal of providing the needed affordable housing in the county (including unincorporated areas) can be met by allowing more diverse housing solutions. Tiny homes, STR limitation, ADUs, alternative septic technologies are a few. We look forward to a more collaborative approach to solving our housing needs.

Ken Levin, President
Point Reyes Station Village Association

From: [Terri Leker](#)
To: [housingelement](#); [BOS](#); [safetyelement](#); [PlanningCommission](#)
Subject: Draft Housing Element and Draft Safety Element
Date: Monday, June 13, 2022 2:41:14 PM

Hello,

My husband and I are longtime residents of Santa Venetia in unincorporated Marin County, and members of the Santa Venetia Neighborhood Association (SVNA). We and our neighbors remain gravely concerned about the updated Housing Element's implications on local control of how our communities are planned and developed. This process, along with SBs 9 and 10 is a gross overreach to overturn local autonomy and planning decisions, and is in direct opposition to the the wishes of most Marin residents. Further, the majority of mandated units would be at or above market rate, which does not ameliorate the most urgent need for truly affordable housing. I also want to add that many, many residents are still unaware that any of this is even taking place.

We have written before to state our concerns, none of which were lessened by recent Zoom meetings where MIG representatives were unable to answer questions about the degree to which the Housing Element, RHNA, ABAG, and the new state bills were interdependent, how water would be supplied, or how critical infrastructure needs would be addressed.

The maps used in the June 2022 Draft Safety Element demonstrate great risk to Santa Venetia from liquefaction, seismic shaking amplification, historic flooding and sea level rise, and fire. Any single one of these risk factors will severely impact emergency evacuation on North San Pedro, the sole route in and out of Santa Venetia.

With regard to fire, Map 2-15 (Fire Hazard Severity Zones) is dated August 15, 2021 but cites CALFIRE 2007 as its source. Can you clarify this discrepancy?

Please consider the magnitude of risk that this massive new development places on Santa Venetia, which relies on a single road in and out and is already crippled by daily gridlock.

Finally, in past workshops, speakers representing the County and MIG have not been clearly identified by name and title on the Zoom screen — can you please ensure that attendees know who is speaking and what entity they represent? Also, the virtual meetings are held as webinars, so it is not possible to see the number of attendees. Is it possible to change this setting?

Thank you

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

From: [SVNA](#)
To: [BOS](#); [PlanningCommission](#); [housingelement](#); [safetyelement](#); [Connolly, Damon](#)
Cc: [LINDA LEVEY](#); ["CATHERINE LAGARDE"](#); ["DENNIS BORTOLI"](#); ["GARY ROBARDS"](#); ["GINA TUOSTO HAGEN"](#); ["JOHN DENIGRIS"](#); ["MARK WALLACE"](#); ["RODERICK CASTRO"](#); [TERRI LEKER](#); [MARY HANLEY](#); [SVNA Board on Google](#)
Subject: Marin County Housing & Safety Element Updates - 6/14/22 Meeting - SVNA Comments
Date: Monday, June 13, 2022 2:51:50 PM
Attachments: [2022.06.13-SVNALetterReHousing&SafetyElement.pdf](#)

Attached are our comments regarding the Marin County Housing and Safety Element Updates for the upcoming Board of Supervisors/Planning Commission meeting on 6/14/22, Items 14 & 15 on the Agenda.

Thank you for the opportunity to comment, The SVNA

cc: SVNA Board of Directors, Terri Leker, Mary Hanley

Santa Venetia Neighborhood Association
P.O. Box 4047 · San Rafael · CA · 94913-4047
phone: 415.499.3411 · fax: 415.795.4680
email: SVNA@santavenetia.org · www.thesvna.org



Santa Venetia Neighborhood Association

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

June 13, 2022

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

Attention: County Staff: housingelement@marincounty.org

Attention: County Staff: safetyelement@marincounty.org

Attention: Marin County Board of Supervisors: BOS@marincounty.org

Attention: Marin County Planning Commission: planningcommission@marincounty.org

Re: Marin County Housing and Safety Elements Update, 2023 – 2031
June 14, 2022, BOS/Planning Commission Meeting, Agenda Items 14 and 15

The Santa Venetia Neighborhood Association (SVNA) is an organization representing the interests of 1,700 – 1,800 households (4,474 residents per the 2019 census figures) who live in Santa Venetia. As an organization, we are dedicated to the enhancement and preservation of the character and quality of life of the Santa Venetia neighborhood. We do our best to represent our community and have an established reputation to be a voice for proper development. And in accordance with our mission statement, we, the Board Members of the SVNA, feel compelled to comment on this issue.

As we wrote to you on April 11 and in previous letters, we want to ensure that the Marin County Board of Supervisors receives an accurate impression from our community regarding the updated Housing Element and understands our grave collective concerns about the magnitude of development proposed. All of the issues described in those letters — highly constricted road access that impedes emergency ingress/egress, our history of landslides and flooding, and the risk of catastrophic fire danger (particularly to homes sited in the WUI) — are well-known to the Marin County BOS. Before rushing to build, we deserve answers about these areas of concern, perhaps none more important than how water will be supplied.

Community outreach has left much to be desired, and in our attempts to reach out to neighbors we have found that, by and large, they are unaware of the degree to which the updated Housing Element will adversely change our neighborhood and greater Marin. Many neighbors are under the impression that the housing mandates were

SVNA@santavenetia.org ~ www.thesvna.org

Santa Venetia Neighborhood Association

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originated by County staff rather than State officials. Also, since most do not have the time to wade through more than 300 pages of dense and complicated documents, we assure you that the number of comments you receive regarding the updated Housing and Safety Elements do not reflect the attitude of the Santa Venetia community.

As has been frequently stated in previous workshops, community members were unaware that the process was even underway until they were alerted by word of mouth (including a hand-made sign on a telephone pole). As for the workshops themselves, we do not believe that they represent a true and transparent dialogue between community partners. This is due in part to the severe limitation on comments, and the fact that the virtual workshops are held in “webinar” mode. As a result, only County staff know the number of attendees, which is critical in gauging community awareness. Also, speakers representing the County, or, by extension, MIG, have not been clearly identified by name and title on the Zoom screen.

The June 2022 Draft Safety Element and Draft Housing Element appear to conflict with one another, and it is unclear how, or if, that conflict will be resolved. Key findings of the “Preparation of the Housing Element Update” clearly state the limitations on infrastructure:

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

In response to these comments, this Housing Element introduces programs to expand and preserve the County’s affordable housing inventory, to create a diverse range of housing choices, and to mitigate infrastructure constraints. (p. 4 DHE)

These limitations are not actually addressed in the Safety Element— they are merely mentioned as areas requiring further study. SB 9 and other recent legislation driving the Housing Element fail to plan for multiple proven risks such as wildfire, flooding, and landslides. (we assume due largely to their insolubility). We strongly agree with Supervisor Connolly’s statement in a recent IJ article that, “SB 9 is a flawed law in the sense that things like high-fire-risk zones and other hazards are not adequately accounted for.”

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

For example:

Map 2-9, (Seismic Shaking Amplification Hazards) shows that parts of Santa Venetia are on or adjacent to “Soil Type E (200 m/sec > Vs). The strongest amplification of

Santa Venetia Neighborhood Association

shaking is expected for this soil type. Soil type E includes water-saturated mud and artificial fill.”

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

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

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

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

We noted with interest the section on wildfire:

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

We ask the date on which the countywide assessment was conducted, and where it has been made publicly available.

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

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

The Disaster Preparedness, Response, and Recovery section states:

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

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

Santa Venetia Neighborhood Association

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Figure 2-24 Goal EHS-5. Safety from Wildfire, Program Implementation Table states that funding for fire evacuation safety “may require grant funding or additional revenue.” (p. 56). We ask where such funding is available.

As we stated in previous letters regarding the updated housing sites list, not only do we object to the placement, density, and extraordinarily high number of selected sites, we reject the process under which the State and, by extension, the County are operating. With the Safety Element still in progress, and no consensus on critical infrastructure improvements, it is premature to move forward with site identification. We must also acknowledge the cumulative impact of such massive development. For example, we need to analyze the repercussions to Santa Venetia (before adding a single new unit) from the upcoming Northgate development, which will add nearly 1,500 units. We question the purpose of updating the Housing Element to remove organizations that currently provide needed services to our community and beyond, such as Old Gallinas School.

To quote from the County’s July 9, 2021 appeal, unincorporated Marin County (lacks) “Availability of land suitable for urban development or for conversion to residential use.” That this and nearly every other statewide appeal was denied proves that the entire process needs further evaluation before continuing. We urge you to take a pause from this rushed process to consider — truly consider — these impacts.

Please consider the safety of your constituents, rather than complying with state laws that put us at even greater risk of fire, flooding, and landslides.

This push for development is couched as filling a need for “affordable” housing, but in reality, only a minority of the new building will serve truly low-income residents. The majority of housing will be at market rate, and the building process will override local control, limit public input and community planning, and in some cases remove any environmental oversight.

As we did in our letter of April 11, and past letters, we will close by paraphrasing one of our SVNA members, who stated: “The County’s first responsibility is for the health and safety of the existing residents of our neighborhood.” We again ask you to consider this as you move forward.

These are just a few of the concerns that we have. The SVNA has encouraged our members to send comment letters as well, citing their concerns about this update. Please include those concerns as concerns of the SVNA.

Thank you, SVNA Board of Directors

cc: Damon Connolly, District 1 Supervisor
Governor Gavin C Newsom
State Senator Mike McGuire
State Assembly Member Marc Levine

From: [Linda Levey](#)
To: [BOS](#); [PlanningCommission](#); [housingelement](#); [safetyelement](#)
Cc: [SVNA Email](#); [Connolly, Damon](#)
Subject: Marin County Housing & Safety Elements Update - Comments for June 14, 2022 Meeting
Date: Monday, June 13, 2022 3:10:35 PM

Hello Marin County Board of Supervisors, Marin County Planning Commission, and Marin County Housing Element and Safety Element Staff: (For the 6/14/22 BOS meeting, this is for Items 14 & 15 on the Agenda)

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

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

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

I was glad to see the original number of units slated for SV was previously reduced, still the current numbers of units proposed (if I added right) are an increase of almost 12% of the 1,700-1,800 units we currently have, at last count. It's lower than before, but still a very shocking number of additional units for us. I grew up in San Rafael. I hate what they've done to the City and have been constantly disappointed with the building choices and what they have given up. I don't want to see that happening in Santa Venetia – more congestion and loss of our green spaces.

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

If I am reading the 6/1/22 housing list correctly, there are a total of 84 units slated between 170 and 220 North San Pedro Road and another 50 units slated at Old Gallinas School, at 251 North San Pedro Road. That's now 134 units within a couple of blocks on our already hugely congested street, and our only road in and out of Santa Venetia. Most of these units (all but 13) are slated as "lower income". I tend to wonder if only the 13 "moderate" units will be pursued. Because as we all know, affordable housing sounds great on paper, but we never seem to get that promise

fulfilled. I've followed projects in San Rafael and for almost every project, the promise is a huge amount of housing with a small portion designated affordable and then after the project passes through the hurdles, the affordable-housing number is adjusted... always downward. I remember previously rules were passed to keep up with the demand of affordable housing, but the goalposts seem to constantly change and that number is lowered. What is the promise that won't happen with this process?

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

Also, I heard them say at the 2/15/22 meeting, they were giving schools and churches more flexibility by allowing them to build on parking lots? Are the 84 total units slated for the JCC, Church, and Rodef Shalom to be built on their parking lots? If that is the case, where will people park? The lots at the JCC and Rodef Shalom are typically full and overflowing already.

They've already lowered the parking needed for new building in our communities. We already have overblown congestion, car-to-car parking along the road, and lots of red curbs. The idea of reducing parking requirements for new units AND building on parking previously required is frightening.

And finally, I realize this mandate for housing comes from the state. I believe we (my neighbors) are all on the same page when I ask that you push-back further against these mandates. These are not only unrealistic for Santa Venetia but for all of Marin, the wonderful county I grew up in.

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

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

From: [LYNN VELLOZA](#)
To: [housingelement](#)
Cc: [BOS](#)
Subject: Housing & Safety Elements Pt Reyes
Date: Monday, June 13, 2022 3:24:31 PM

My name is Michael Velloza and the address of my home is 39 Lorraine Ave, Pt Reyes Station, CA 94956.

My concern is the fact that larger scale development doesn't fit into our rural environment. There are other solutions that need to be explored and exhausted before any major decisions are made.

Thank you for your time,

Michael Velloza

From: [Carolyn Longstreth](#)
To: [housingelement](#)
Cc: [Rodoni, Dennis](#); [Kutter, Rhonda](#)
Subject: Comment letter on RHNA
Date: Monday, June 13, 2022 7:46:35 PM
Attachments: [Housing Element Comment June 14.doc](#)

Hello Marin County Planners, Supervisor Rodoni and Ms. Kutter:

Please find attached my most recent letter addressing the Regional Housing Needs Allocation.

Thank you for your attention. --Carolyn

Carolyn Longstreth
415-669-7514 (H)
415-233-2777 (C)
PO Box 657, Inverness CA 94937

Carolyn K. Longstreth

*P.O. Box 657, Inverness CA 94937
(415) 669-7514; (415) 233-2777 [cell]
cklongstreth@gmail.com*

June 14, 2022

County of Marin
Housing Planning Division
housingelement@marincounty.org

CC: Supervisor Rodoni

Re: RHNA (Regional Housing Needs Allocation)

Hello Housing Element Planners

I and my neighbors have seen the most recent site list for new housing. While the number of new housing units on Balmoral Way is once again set at 14, we continue question whether our narrow, dead-end, unpaved road lacking in adequate water and sewer is suitable for this development.

We reiterate that the criteria stated in the Site Inventory Guidebook, issued by the CA DHCD on June 10, 2020, are not satisfied.

- As previously explained by the Inverness Public Utility District, Inverness relies on a limited quantity of local surface water for its supply. The ongoing drought conditions are severely straining our supply such that there is insufficient water for the residences already here. There will not be enough water to service these new residences.
- There is no existing sewer system in Inverness and no current plans to construct one. The acknowledgement that that any new residences will use septic systems does not, by itself, adequately address the basic lack of suitable infrastructure.

According to the Site Inventory Guidebook, an analysis needs to be undertaken of County septic system requirements and restrictions that might apply. The County is thus required to address both the feasibility of using septic systems on the designated sites and the attendant risk of groundwater pollution. It should be noted that, because the lots on the west side of Balmoral are partly taken up by floodplain for Second Valley Creek; this floodplain significantly reduces the space available for drain or leach fields. Moreover, groundwater in this neighborhood flows directly to Tomales Bay, which is already designated as an

impaired water body and therefore is subject to stringent regulations to reduce pollutants.

- The HCD guidance documents states that if it is not possible to provide the necessary water, sewer and dry utilities to support housing development in time to make housing development realistic during the planning period, the site is not suitable for inclusion in the site inventory. To our knowledge the County has no plans to upgrade waste disposal systems or dry utilities on Balmoral. The water supply issue has no ready solution. Thus, the sites on Balmoral do not qualify for inclusion in the RHNA.
- Balmoral Way itself is an unpaved, private road without suitable space for emergency vehicles. Large vehicles, like gas delivery and UPS trucks, cannot turn around at the end and routinely must negotiate the road in reverse, going either up or down.
- The Balmoral Way sites are not vacant. All are currently owner-occupied. In order to designate such sites, the County must prepare an analysis to show that the site is likely to become available within the planning period. No such analysis has been made, to my knowledge. We have previously requested that any such analysis be made available to me and my neighbors but have received no response.
- I further urge the County to resist the temptation of changing the 2007 Countywide Plan in order to meet the RHNA allocation. That award-winning plan enjoyed broad public support because it put Marin's environmental values and history into effect. Weakening the R 60 zoning is ill advised, introduces a slippery slope to County planning and lacks public support. Keep the new development in the City-Centered Corridor as has been planned for decades.
- The foregoing objections notwithstanding, we strongly support the County's current efforts to address the effect of AirBnB on our local housing supply. Any new regulations for implementing the current planning process must avoid the ironic outcome that the newly constructed residential sites will also be converted to vacation rentals.

Sincerely,



Carolyn K. Longstreth

From: [Robert Pendoley](#)
To: [housingelement](#)
Subject: Draft Housing Element
Date: Monday, June 13, 2022 10:24:46 PM
Attachments: [PastedGraphic-1.png](#)
[BoS_06.13.22 fnl.docx](#)

Please enter the attached letter into the record of Housing Element hearings.

Bob Pendoley
(415) 225-6335





June 13, 2022

BOARD

Robert Pendoley,
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MarinMEHC@gmail.com

Board of Supervisors
3501 Civic Center Drive, Suite 329
San Rafael, CA 94903

Dear Chairperson Rice and members of the Board:

The Marin Environmental Housing Collaborative (MEHC) is a multi-disciplinary consortium of advocates generating support for projects and policies that advance affordable housing, environmental integrity, and social justice. We are writing to support the draft 6th cycle Housing Element update.

The updated plan accurately assesses urgent housing needs and proposes programs with the potential to solve them. The planning process, including community out-reach and participation, has been transparent and thorough. The analysis and policies proposals are comprehensive and, with follow through, will be effective. The comments in this note focus on specific land use proposals that we believe will support affordable housing production. In subsequent hearings we will comment on other important areas of the plan including policies to affirmatively further fair Housing and special needs.

Policies and programs in the draft Housing Element have the potential to promote affordable housing production. In particular, we support the following programs:

- *Program 1: Adequate Sites for RHNA and Monitoring of No Net Loss* calls for rezoning/upzoning 109 parcels to accommodate 2677 homes. MEHC strongly urges that your Board commit to completing the rezoning process by January 31, 2023. This program also includes a proposal to add certainty to the planning and development process by revising the housing opportunity sites policy in the County Wide plan to specify allowable densities, minimum and maximum number of units, and objective design standards.
- *Program 2: By-Right Approval* states that per Government Code section 65583.2, sites identified for lower income housing in the 4th and 5th cycle Housing Elements shall be subject to by-right approval for projects that include 20 percent of the units affordable to lower income households. We support this policy and strongly urge that your Board extend by-right approval to projects that include 20 percent of the units affordable to homeowners at 60 percent AMI or to renters at 50 percent AMI; and 100 percent affordable projects on any Housing Element sites.
- *Program 6: Efficient Use of Multi-Unit Land* would require the County to set minimum densities for multi-family and mixed-use zoning districts. We

recommend a minimum density of 30 units per acre for these districts. Further, we support the proposal to create a residential combining district that allows for form-based objective development standards rather than discretionary review. Form based codes streamline the review and approval process and promote high quality design. Finally, we recommend that your Board revise this program to include developing a conventional multi-family zoning district.

- *Program 8: Development Code Amendments* would increase the height limit for mixed-use residential development to 45 feet. We concur with the analysis that finds this, along with the proposed 30 unit per acre density standard, will facilitate residential development.

Finally, we strongly support the proposed densities to accommodate lower income housing: 30 units per acre in the Baylands and City Centered Corridors and 20 units per acre within the Rural and Inland corridors. These densities would finally fulfill the promise of the then groundbreaking 1972 county General Plan, i.e., to concentrate housing opportunity along the 101 corridor and continuing to focus on agriculture and resource conservation in the county's interior and coast side.

Sincerely,



Board Chair

From: [safetelement](#)
To: [BOSAgenda](#); [Damazyn, Michele](#); [Mosher, Ana Hilda](#); [Zeiger, Jillian](#); [Tanielian, Aline](#)
Subject: FW: Concerns regarding evacuation access and natural hazards
Date: Tuesday, June 14, 2022 10:42:50 AM

This comment came to the safety element email, but it's about both the housing and safety elements, both of which will be presented at the joint BOS/PC Meeting tonight.

From: amykalish@gmail.com <amykalish@gmail.com>
Sent: Monday, June 13, 2022 2:11 PM
To: safetelement <safetelement@marincounty.org>
Cc: Amy Kalish <amykalish@gmail.com>
Subject: Concerns regarding evacuation access and natural hazards

For The Marin County Planning Commission and Board of Directors,
Regarding The June 14, 2022 Safety Element Meeting:

Hello,

As our now year-round fire season heats up, I'm proud of the level of commitment the first responders in our county have to the community, and the structure which supports the MWPA.

I do realize that without the punishing attitude of the state, the county never would not have undertaken this massive push to densify areas that are clearly full of hazards.

But I am writing to express my strong concerns about the Housing and Hazard Elements.

From a first reading of the report, and looking at the Hybrid Housing Element sites, there are very few areas not affected by a significant safety risk.

I realize that this issue was noted in your ABAG appeal, and then rejected, leaving the county with this unreasonably high distribution.

Fire evacuation ingress/egress is my main concern. There are areas all over the unincorporated areas that are seriously deficient. Some routes are demonstrably unsafe, and their current use already exceeds any reasonable density, yet they are heavily represented on the Hybrid Housing Element. San Pedro Rd is an example.

The swiftness with which fire took Santa Rosa is a haunting memory.

My concerns are heightened because of the veto of SB 182, which would have required evaluation and improvement of evacuation routes in areas approved for the housing. As this protection intentionally does not exist on the state level, and though it is mentioned in the County Safety Element Document, my concern is the state's insistence on speedy housing combined with the county's lack of suitable land, will push development into these VHFZ before any infrastructure upgrades are possible. In the RESTRICT LAND DIVISIONS area of the report, I'm curious if the state

will overrule the county's important and commonsense planned protections.

I am concerned about response times in the WUI and more hazardous areas. The County document refers to dense nature of vegetation and terrain posing significant impediments to a quick response.

Although the CALFIRE maps used in the plan say 2021, it appears that they still haven't been updated since 2007. The document mentions a county wide assessment by CALFIRE, but is it finished? If this is the old map, it is from a more optimistic time. A current map will surely expand all hazard zones. <https://osfm.fire.ca.gov/divisions/community-wildfire-preparedness-and-mitigation/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/> Additionally, I noted that the updating of building code requirements in the WUI and in high and very high fire hazard severity refer to the CALFIRE maps; again, are they from 2007 or 2021?

The state is short of fire fighters (staffing at 65-70%) and that threatens all of us in a time of year-round fire season, when multiple areas of the state can burn at once.

<https://www.buzzfeednews.com/article/briannasacks/california-firefighter-staffing-forest-service>

I am heartened that the MWPA is conducting an Evacuation Ingress-Egress Risk Assessment to create a rating system of roads, etc. Will this be finished in time to incorporate into the Housing Element?

Have the expanded Resilience Hubs have already been sited, approved, and funded, and readied? It seems another instance of planning for a time after the housing is built.

I know this process has an urgent timeline not of the county's making. But I disagree with the characterization of any robust community input. There is no way to tell how many participants are even on the meetings. The process has been under-publicized, and the greater community is going to be shocked when they find out what's coming.

I would hope the county could use the hazard element to lobby the state again for a reduction in RHNA. Lowering the number to a manageable level that puts less of us at risk.

Sincerely,

Amy Kalish
7 Walsh Drive, Mill Valley, CA 94941
415-383-9115

Sent from [Mail](#) for Windows