



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

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DIRECTOR

March 15, 2022

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

**SUBJECT:** Housing Element Update (Sites Meeting #2)

Dear Supervisors and Commissioners,

**RECOMMENDATION:**

1. Review staff's recommendation for candidate housing sites that address the State-mandated Regional Housing Need Allocation (RHNA) for the 2022-2030 planning period; and
2. Provide direction to staff on the candidate housing sites for consideration at the April 12, 2022 Board and Commissioners' workshop.

**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 will focus on the Housing Element sites to meet housing needs and the RHNA. Specifically, we will discuss 1) a summary of direction received at the March 1 joint workshop, 2) a recommendation of one candidate sites list (Attachments 1 and 2), 3) site selection process and criteria to be included in the Housing Element, and 4) next steps.

**DISCUSSION:**

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 for discussion at the March 15, 2022 meeting (Attachments 1 and 2), incorporates feedback received from the Board and Planning Commission Workshop on March 1 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 (Attachment 4);
- 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<sup>1</sup>. 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<sup>2</sup>. 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.”<sup>3</sup>

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.

**BACKGROUND:**

Marin County has initiated a planning process consistent with State law 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 when affordable units are included, reduce discretionary review, and hold local governments accountable for producing 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 sites<sup>4</sup>, which are suitable for residential development, including vacant sites and

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<sup>1</sup> CWP 3.4-1 (p.248)

<sup>2</sup> CWP 3.2-1 (p.244)

<sup>3</sup> CWP 3.4-5 (p. 254)

<sup>4</sup> 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

sites having the potential for redevelopment that can be developed for housing within the planning period<sup>5</sup>. Environmental conditions (e.g., steep slopes, biological habitat, agricultural lands) and hazards (e.g., wildland fires, sea level rise, flooding) will likely constrain development opportunities and may require significant modifications to existing land use policies and development standards in order 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. Assembly Bill 686 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.

**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 viable) and may also be considered for moderate and above-moderate income units.
- 2) **Default Density:** To be considered viable for the purpose of supporting housing affordable to lower-income households (low-, very-low-, and extremely-low-income households), the property must be zoned to support at least 20 dwelling units per acre. Although this law will sunset in 2028, near the end of the 2023-2031 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:** 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

Community Development (HCD). These sites are evaluated for their development potential.

<sup>5</sup> Government Code Section 65583(a)(3) and Section 65583.2

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 Law<sup>6</sup> is to ensure that development opportunities remain available throughout the planning period to accommodate a jurisdiction’s RHNA, especially for lower- and moderate-income households. Under this law, if the County approves a project with a different affordability level or residential density below than 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:**

Staff will make any additional adjustments to the candidate sites based on feedback received on March 15, for consideration at the April 12, 2022 workshop. Staff will also provide draft Housing Element programs and policies for consideration at the workshop. Following confirmation regarding the candidate sites chosen for further study, staff will initiate preparation of an Environmental Impact Report to evaluate the impacts from the sites and proposed Housing Element policies and programs on 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 environmental review is complete.

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<sup>6</sup> Government Code Section 65863

More information related to the Housing and Safety Element updates, including a review of draft policies and programs, will be presented at future Community Workshop 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 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.

**REVIEWED BY:**

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

**SIGNATURE:**

*Leelee Thomas*

Leelee Thomas  
Deputy Director



Thomas K. Lai  
Director

**Attachments**

1. List of recommended sites for the 2022-2030 planning period
2. Map of recommended sites for the 2022-2030 planning period
3. Universal list of sites
4. Map of RHNA for all Marin incorporated jurisdictions
5. Schedule

# Hybrid Housing Sites

Revised: March 8, 2022

Supervisor Districts	Housing Units by RHNA Income Categories				Percentage of Total
	Lower	Moderate	Above Moderate	Total	
1	982	345	198	1,525	37.2%
2	323	102	19	444	10.8%
3	230	281	200	711	17.3%
4	427	256	199	882	21.5%
5	323	133	82	538	13.1%
<b>Grand Total</b>	<b>2,285</b>	<b>1,117</b>	<b>698</b>	<b>4,100</b>	<b>100.0%</b>

<b>Accessory Dwelling Units</b>	154	77	26	<b>256</b>
<b>Total</b>	<b>2,439</b>	<b>1,194</b>	<b>724</b>	<b>4,356</b>
<b>RHNA</b>	<b>1,734</b>	<b>512</b>	<b>1,323</b>	<b>3,569</b>
<b>Remaining (Short/Over)</b>	<b>705</b>	<b>682</b>	<b>(599)</b>	<b>787</b>
No Net Loss (SB 166) Sufficient Capacity Buffer	41%	133%	-45%	22%
California Department of Housing and Community Development (HCD) No Net Loss Recommended Buffer Goal	+15 to 30%	+15 to 30%	N/A	

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Address	Existing Zoning	New/Existing Zone to Allow Up To the Following Density (Dwelling Units per Acre)	Housing Units by RHNA Income Categories			
					Lower	Moderate	Above Moderate	Total
<b>Supervisor District 1</b>								
<b>Commercial Center Mixed Use</b>								
Marinwood Plaza	164-471-64	121 Marinwood Ave, Marinwood	Planned Commercial (CP)	30	100	-	-	100
	164-471-65	155 Marinwood Ave, Marinwood						
	164-471-71	Marinwood Ave, Marinwood						
	164-471-72	Marinwood Ave, Marinwood						
	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
<b>Public Site</b>								
Marin County Juvenile Hall	164-640-01	2 Jeannette Prandi Way, Lucas Valley	Public Facilities (PF)	30	150	-	-	150
<b>Religious</b>								
Bernard Osher Marin Jewish Community Center	180-281-35	180 N San Pedro Rd, Santa Venetia	Agriculture Limited (A2-B2)	20	36	-	-	36
	180-281-21	200 N San Pedro Rd, Santa Venetia	Admin and Professional (AP)					
	180-281-25	210 N San Pedro Rd, Santa Venetia	Residential Multiple Planned (RMP-0.1)					
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
Congregation 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	170 N San Pedro Rd, Santa Venetia	Agriculture Limited (A2)	20	500	300	-	800
	155-011-32							
	155-011-09							
	155-011-24							
	155-011-25							
	155-011-28							
155-011-30								
<b>School Site</b>								
McPhail School	180-151-18	1565 Vendola Dr, Santa Venetia	Residential Single Family Planned (PF-RSP-4.36)		-	-	33	33
	180-161-09	N San Pedro Rd, Santa Venetia						
	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	103	-	-	103
<b>Underutilized Residential</b>								
	179-242-40	1 Knoll Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-261-89	10 Baytree Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Address	Existing Zoning	New/Existing Zone to Allow Up To the Following Density (Dwelling Units per Acre)	Housing Units by RHNA Income Categories			
					Lower	Moderate	Above Moderate	Total
	179-243-11	10 Poco Paso, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-242-54	100 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-242-32	100 Oak View Dr, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-242-15	101 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-261-80	105 Glenside Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-191-04	105 Los Ranchitos Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-242-23	11 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-202-08	11 Debes Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-241-10	110 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-261-94	111 Glenside Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-241-11	114 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-242-27	12 Indian Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-242-60	120 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-242-04	125 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	010-011-48	129 Oak View Dr, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-191-03	129 Los Ranchitos Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-242-31	130 Oak View Dr, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-191-10	138 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-242-58	14 Oak View Dr, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-201-08	14 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-191-11	144 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-231-06	15 Glenside Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-242-57	15 Indian Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-242-63	15 Knoll Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-231-07	16 Red Rock Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-191-01	160 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-201-03	17 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-202-10	17 Debes Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-242-77	17 Knoll Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-242-75	19 Indian Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-242-79	19 Knoll Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	010-091-28	199 Valley View Ave, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-241-13	2 Farm Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-191-07	20 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-202-11	20 Debes Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-242-59	20 Oak View Dr, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-261-84	20 Rainbow Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	010-091-29	200 Valley View Ave, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-181-17	22 Knoll Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-201-09	22 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-231-11	22 Red Rock Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-242-22	23 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-202-14	23 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-261-83	25 Rainbow Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-261-91	25 Red Rock Way, Los Ranchitos	Residential Multiple Planned (RMP-0.5)	2	-	-	1	1
	179-181-03	26 Knoll Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-261-62	27 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-201-01	29 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-261-22	29 Glenside Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-242-21	29 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-242-24	3 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-243-09	3 Poco Paso, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-242-74	30 Indian Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-181-13	30 Knoll Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-242-07	30 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-261-05	32 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-261-31	35 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-243-02	35 Oak View Dr, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-181-07	37 Knoll Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1
	179-242-25	4 Indian Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1

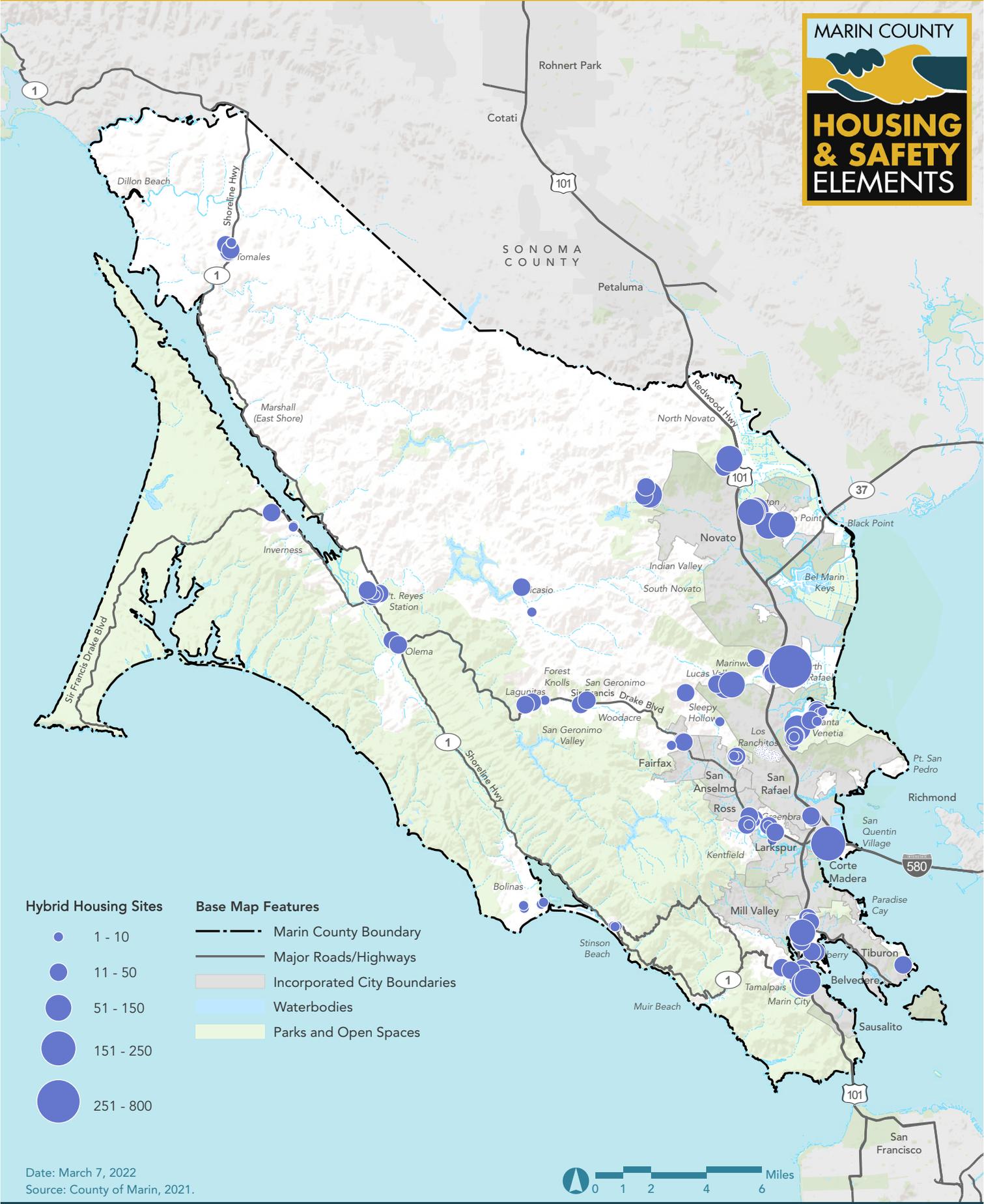
Los Ranchitos

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Address	Existing Zoning	New/Existing Zone to Allow Up To the Following Density (Dwelling Units per Acre)	Housing Units by RHNA Income Categories				
					Lower	Moderate	Above Moderate	Total	
	179-201-07	4 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-211-07	40 Glenside Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-242-33	40 Oak View Dr, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-261-03	41 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-242-50	42 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-242-20	43 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-241-03	44 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-261-29	46 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-243-04	5 Oak View Dr, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-211-09	50 Glenside Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-261-45	51 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-243-16	55 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-261-33	55 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-241-04	56 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-202-20	6 Debes Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-241-05	60 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-211-14	61 Los Ranchitos Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-261-48	62 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-211-17	63 Los Ranchitos Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-261-87	65 Glenside Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-211-12	65 Los Ranchitos Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-242-18	65 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-211-18	67 Los Ranchitos Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-261-47	68 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-261-96	69 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-242-82	70 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-211-11	71 Los Ranchitos Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-261-97	73 Ranch Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-242-51	74 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-243-12	75 Oak View Dr, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-241-08	78 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-191-05	8 Circle Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-242-42	80 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-231-01	9 Glenside Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-243-14	9 Poco Paso, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-242-53	90 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-261-72	91 Glenside Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-242-16	95 Oak Ridge Rd, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
	179-261-75	97 Glenside Way, Los Ranchitos	Agriculture Limited (A2-B4)	2	-	-	1	1	
<b>Vacant</b>									
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	
<i>SubTotal</i>						982	345	198	1,525
<b>Supervisor District 2</b>									
<b>Commercial Center MU</b>									
Oak Manor Commercial Center	174-011-33	2410 Sir Francis Drake Blvd, Unincorporated Fairfax	Retail Business (C1)	30	36	-	-	36	
	174-011-36	2400 Sir Francis Drake Blvd, Unincorporated Fairfax							
<b>Credit</b>									
Albion Monolith	018-087-13	33 Albion St, California Park	Residential Multiple Planned (RMP-9)	TBD	1	-	8	9	
	018-087-14	37 Albion St, California Park							
Karuna	177-220-10	1 Sacramento Ave, Sleepy Hollow	Residential Multiple Planned (RMP-1.0)	TBD	-	-	6	6	
<b>Religious</b>									
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	
<b>School Site</b>									
College of Marin Parking Lot (SFD)	071-132-11	Sir Francis Drake Blvd, Kentfield	Public Facilities (PF)	30	28	-	-	28	
	071-132-12								

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Address	Existing Zoning	New/Existing Zone to Allow Up To the Following Density (Dwelling Units per Acre)	Housing Units by RHNA Income Categories				
					Lower	Moderate	Above Moderate	Total	
College of Marin Parking Lot (West)	074-092-11	139 Kent Ave, Kentfield	Public Facilities (PF)	20	53	-	-	53	
	074-181-18								
	074-092-17								
College of Marin (Commercial Frontage)	074-031-56	937 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	10	-	10	
	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	
Hidden Valley Elementary School Vacant Area	177-011-13	Fawn Dr, Sleepy Hollow	Residential Single Family Planned (PF-RSP-2)	8	-	-	5	5	
San Domenico School	176-300-30	1500 Butterfield Rd, Sleepy Hollow	Residential Commercial Multiple Planned (RMPC)	30	50	-	-	50	
<b>Underutilized</b>									
Kentfield Commercial Underutilized	074-031-39	929 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	8	-	8	
	074-031-45	907 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	5	-	5	
	074-031-54	923 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	
	074-031-63	Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	4	-	4	
	074-031-65	921 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	6	-	6	
	074-031-68	935 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	5	-	5	
	074-031-69	Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	3	-	3	
	074-031-74	943 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)		-	5	-	5	
	074-031-75	901 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	18	-	-	18	
Sacramento/San Anselmo Properties	177-203-03	74 Sacramento Ave, Sleepy Hollow	Residential Single Family (R1)	30	56	8	-	64	
	177-203-04	404 San Francisco Blvd, Sleepy Hollow							
	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	-	-	31	
	071-191-48								
<b>Underutilized Residential</b>									
25 Bayfield (Kentfield)	022-071-01	25 Bayview Rd, Kentfield	Residential Multiple Planned (RMP-6)	10	-	3	-	3	
<b>Vacant</b>									
Cal Park (Woodland/Auburn)	018-075-28	Woodland Ave, California Park	Residential Single Family Planned (RSP-4)	30	50	-	-	50	
					<i>SubTotal</i>	323	102	19	444
<b>Supervisor District 3</b>									
<b>Commercial Center MU</b>									
Marin Gateway Center	052-490-08	190 Donahue St, Marin City	Planned Commercial (CP)	30	-	100	-	100	
Strawberry Village Center	043-321-02	110 E Strawberry Dr, Strawberry	Residential Commercial Multiple Planned (RMPC)	30	100	-	-	100	
	043-321-03	800 Redwood Hwy Frontage Rd, Strawberry							
<b>Credit</b>									
150 Shoreline	052-371-04	110 E Strawberry Dr, Strawberry	Planned Commercial (CP)	TBD	-	-	10	10	
	052-371-07								
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	
North Coast Seminary	043-261-25	201 Seminary Dr, Strawberry	Residential Multiple Planned (RMP-2.47)	TBD	-	-	89	89	
	043-261-26	300 Storer Dr, Strawberry							
<b>Public Site</b>									
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	
<b>Religious</b>									
Peace Lutheran Church	052-062-05	205 Tennessee Valley Rd, Tamalpais	Residential Agriculture (RA-B1)	20	20	-	-	20	
<b>Underutilized</b>									
Jack Krystal Hotel Parcel Site	052-227-09	260 Redwood Hwy Frontage Rd, Almonte	Resort and Commercial Recreation (BFC-RCR)	30	36	-	-	36	
Strawberry Commercial	043-151-02	664 Redwood Hwy Frontage Rd, Strawberry	Limited Roadside Business (H1)	30	-	60	-	60	
	043-151-03	670 Redwood Hwy Frontage Rd, Strawberry							
	043-151-09	680 Redwood Hwy Frontage Rd, Strawberry							
	043-151-31	690 Redwood Hwy Frontage Rd, Strawberry							
<b>Vacant</b>									
North Knoll Rd/Saint Thomas Dr	034-012-26	Knoll Rd, Strawberry	Residential Multiple Planned (RMP-0.2)	16	-	-	26	26	
Pan Pac Ocean Site	034-012-21	Eagle Rock Rd, Strawberry	Residential Multiple Planned (RMP-0.1)	16	-	-	32	32	
	034-012-27		Residential Multiple Planned (RMP-0.2)						
	034-012-28		Residential Multiple Planned (RMP-0.1)						
	034-012-29		Residential Multiple Planned (RMP-0.2)						
<b>School Site</b>									

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Address	Existing Zoning	New/Existing Zone to Allow Up To the Following Density (Dwelling Units per Acre)	Housing Units by RHNA Income Categories			
					Lower	Moderate	Above Moderate	Total
MLK Academy School Site	052-140-39	610 Drake Ave, Marin City	Public Facilities (PF)	20	-	63	-	63
				<i>SubTotal</i>	230	281	200	711
<b>Supervisor District 4</b>								
<b>Credit</b>								
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
Overlook Lots	192-061-14	530 Overlook Dr, Bolinas	Residential Agriculture (C-RA-B2)	TBD	2	-	-	2
San Quentin Adjacent Vacant Property	018-152-12	E Sir Francis Drake Blvd, San Quentin	Agriculture Limited (A2-B2)	TBD	115	115	-	230
<b>Public Site</b>								
Inverness County Site	112-220-08 112-220-09	Sir Francis Drake Blvd, Inverness	Residential Single Family Planned (C-RSP-0.33)	20	-	13	-	13
Nicasio Corporation Yard - Marin County	121-050-34	5600 Nicasio Valley Road, Nicasio	Agriculture Residential Planned (ARP-60)	20	16	-	-	16
Pt. Reyes County Vacant Site	119-260-03	9 Giacomini Rd, Pt. Reyes Station	Agriculture Residential Planned (ARP-60)	20	37	-	-	37
	119-270-12		Residential Commercial Multiple Planned (C-RMPC)	20				
Pt. Reyes Coast Guard Rehabilitation/Conversion	119-240-73	100 Commodore Webster Dr, Pt. Reyes Station	Planned Commercial (CP)	TBD	50	-	-	50
<b>Rehabilitation</b>								
Grandi Building/Site	119-234-01	54 B ST, Pt. Reyes Station	Village Commercial Residential (C-VCR-B2)	20	25	-	-	25
Office - Forest Knolls (Upper Floors)	168-141-12	6900 Sir Francis Drake Blvd, Forest Knolls	Village Commercial Residential (VCR)	20	-	2	-	2
Office - Lagunitas (Upper Floors and Rear Prop)	168-175-06	7120 Sir Francis Drake Blvd, Lagunitas	Village Commercial Residential (VCR)	20				
	168-192-28	7282 Sir Francis Drake Blvd, Lagunitas	Limited Roadside Business (H1)	20	26	4	-	30
<b>Religious</b>								
Olema Catholic Church	166-181-01	10189 State Route 1, Olema	Village Commercial Residential (C-VCR)	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
Presbytery of the Redwoods	119-202-05	11445 State Route 1, Pt. Reyes Station	Residential Agriculture (C-RA-B3)	20	-	3	-	3
Tomales Catholic Church	102-080-23	26825 State Route 1, Tomales	Village Commercial Residential (C-VCR-B1)	20	-	13	-	13
<b>School Site</b>								
Shoreline Unified School District	102-080-19	Shorline Highway, Tomales	Residential Single Family Planned (C-RSP-1.6)	20	44	-	-	44
	102-080-20							
	102-080-21							
	102-080-14	26601 State Route 1, Tomales	Village Commercial Residential (C-VCR-B4)					
Tomales Joint Union High School District	102-080-10	State Route 1, Tomales	Residential Single Family Planned (C-RSP-1.6)	20	14	-	-	14
	102-080-13	State Route 1, Tomales	Village Commercial Residential (C-VCR-B4)					
<b>Underutilized</b>								
Olema	166-202-01	10002 State Route 1, Olema	Village Commercial Residential (VCR)	20	10	-	-	10
	166-213-02	9840 State Route 1, Olema	Village Commercial Residential (VCR)	20	10	-	-	10
	166-213-01	9870 State Route 1, Olema	Village Commercial Residential (VCR)	20	-	5	-	5
	166-202-04	9950 Sir Francis Drake Blvd, Olema	Village Commercial Residential (VCR)	20	11	-	-	11
Pt. Reyes Village (5th St)	119-222-08	60 Fifth St, Pt. Reyes Station	Village Commercial Residential (VCR-B2)	20	17	-	-	17
Pt. Reyes Village Red/Green Barn	119-198-05	510 Mesa Rd, Pt. Reyes Station	Village Commercial Residential (VCR-B2)	20	24	-	-	24
San Geronimo Golf Course	172-371-04	5800 Sir Francis Drake Blvd, San Geronimo	Resort and Commercial Recreation (RCR)	20	-	43	-	43
Stinson Beach Commercial	195-193-35	3422 State Route 1, Stinson Beach	Village Commercial Residential (C-VCR)	20	-	5	-	5
Tomales	102-051-07	200 Valley Ave, Tomales	Village Commercial Residential (C-VCR-B1)	20	-	11	-	11
	102-075-09	29 John St, Tomales						
Tomales Nursery	102-051-09	27235 State Route 1, Tomales	Village Commercial Residential (C-VCR-B1)	20	-	6	-	6
	102-051-08							
<b>Underutilized Residential</b>								
Inverness Underutilized Residential	112-143-03	20 Balmoral Way, Inverness	Residential Single Family Planned (C-RSP-1)	7	-	-	14	14
	112-143-04	30 Balmoral Way, Inverness						
	112-143-05	40 Balmoral Way, Inverness						
	112-143-06	50 Balmoral Way, Inverness						
	112-144-28	55 Balmoral Way, Inverness						
	112-143-07	60 Balmoral Way, Inverness						
Stinson Beach Underutilized Residential	195-193-15	128 Calle Del Mar, Stinson Beach	Residential Single Family (C-R)	7	-	-	3	3
	195-193-18	129 Calle Del Mar, Stinson Beach						
<b>Vacant</b>								
Bowman Canyon	125-150-09	Novato Blvd, North Novato	Agriculture and Conservation (A60)	6	-	-	152	152
	125-150-23							
	125-150-36							
Stinson Beach Community Center - Vacant	195-211-05	10 Willow Ave, Stinson Beach	Residential Single Family (C-R1)	7	-	-	5	5

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Address	Existing Zoning	New/Existing Zone to Allow Up To the Following Density (Dwelling Units per Acre)	Housing Units by RHNA Income Categories			
					Lower	Moderate	Above Moderate	Total
Vacant Nicasio	121-080-05	4449 Nicasio Valley Rd, Nicasio	Residential Commercial Multiple Planned (RMPC-1)	20	-	4	-	4
Vacant Pt. Reyes Station	119-203-01	Mesa Rd, Pt. Reyes Station	Village Commercial Residential (C-VCR-B2)	20	-	2	-	2
	119-203-03	Mesa Rd, Pt. Reyes Station	Village Commercial Residential (C-VCR-B2)	20	-	2	-	2
Vacant Tomales	102-062-01	Dillon Beach Rd, Tomales	Residential Single Family Planned (C-RSP-7.26)	7	-	-	4	4
	102-075-02	Shoreline Hwy, Tomales	Village Commercial Residential (C-VCR-B1)	20	-	5	-	5
	102-075-06	Shoreline Hwy, Tomales	Village Commercial Residential (C-VCR-B1)	20	-	6	-	6
	102-075-07	Shoreline Hwy, Tomales	Village Commercial Residential (C-VCR-B1)	20	-	2	-	2
	102-041-44	290 Dillon Beach Rd, Tomales	Residential Single Family Planned (C-RSP-7.26)	7	-	-	13	13
<i>SubTotal</i>					427	256	199	882
<b>Supervisor District 5</b>								
<b>Underutilized Residential</b>								
Atherton Corridor	143-101-35	761 Atherton Ave, North Novato	Agriculture Limited (A2-B4)	30	323	-	-	323
	143-101-37	777 Atherton Ave, North Novato						
	143-101-20	791 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
<b>Vacant</b>								
Buck Center Vacant Property	125-180-79	Redwood Hwy, Blackpoint	Agriculture and Conservation (A60)	1	-	-	24	104
	125-180-85	Redwood Hwy, Blackpoint	Agriculture and Conservation (A60)	20	-	80	-	
Vacant Blackpoint (Olive Ave; 55-acre site)	143-110-31	300 Olive Ave, Blackpoint	Agriculture Residential Planned (ARP-2)	4	-	-	58	58
<i>SubTotal</i>					323	133	82	538
<b>Total</b>					<b>2,285</b>	<b>1,117</b>	<b>698</b>	<b>4,100</b>



Date: March 7, 2022  
 Source: County of Marin, 2021.



# County of Marin 2023-2031 Housing Element

## Draft Candidate Housing Sites

Revised: February 16, 2022

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

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

Draft Sites Inventory: Candidate Housing Sites  Location Identifier (Community/Address or Assessor Parcel Number)	RHNA Income Categories			
	Very Low and Low Income	Moderate Income	Above Moderate Income	Total
	<50-80% of Area Median Income	80-120% of Area Median Income	>120% of Area Median Income	
074-031-63 (Sir Francis Drake Blvd)	-	4	-	4
074-031-69 (Sir Francis Drake Blvd)	-	3	-	3
1111 Sir Francis Drake Blvd	21	-	-	21
1125 Sir Francis Drake Blvd	16	-	-	16
1129 Sir Francis Drake Blvd	13	-	-	13
700 Sir Francis Drake Blvd	31	-	-	31
848 College Ave	7	-	-	7
850 College Ave	11	-	-	11
901 Sir Francis Drake Blvd	18	-	-	18
907 Sir Francis Drake Blvd	-	5	-	5
911 Sir Francis Drake Blvd	-	6	-	6
913 Sir Francis Drake Blvd	-	7	-	7
921 Sir Francis Drake Blvd	-	6	-	6
923 Sir Francis Drake Blvd	-	4	-	4
928 Sir Francis Drake Blvd	-	4	-	4
929 Sir Francis Drake Blvd	-	8	-	8
935 Sir Francis Drake Blvd	-	5	-	5
937 Sir Francis Drake Blvd	-	4	-	4
939 Sir Francis Drake Blvd	-	3	-	3
941 Sir Francis Drake Blvd	-	3	-	3
943 Sir Francis Drake Blvd	-	5	-	5
<b>Nicasio</b>	<b>9</b>	<b>-</b>	<b>-</b>	<b>9</b>
4299 Nicasio Valley Rd	9	-	-	9
<b>Olema</b>	<b>64</b>	<b>11</b>	<b>-</b>	<b>75</b>
10002 State Route 1	10	-	-	10
10021 State Route 1	9	-	-	9
10045 State Route 1	-	6	-	6
10095 State Route 1	13	-	-	13
88 Bear Valley Rd	11	-	-	11
9840 State Route 1	10	-	-	10
9870 State Route 1	-	5	-	5
9950 Sir Francis Drake Blvd	11	-	-	11
<b>Pt. Reyes Station</b>	<b>67</b>	<b>-</b>	<b>-</b>	<b>67</b>
10905 State Route 1	26	-	-	26
510 Mesa Rd	24	-	-	24
60 Fifth St	17	-	-	17
<b>San Geronimo Valley</b>	<b>-</b>	<b>-</b>	<b>29</b>	<b>29</b>
5800 Sir Francis Drake Blvd	-	-	29	29
<b>Santa Venetia</b>	<b>-</b>	<b>28</b>	<b>-</b>	<b>28</b>
290 N San Pedro Rd	-	5	-	5
294 N San Pedro Rd	-	3	-	3
296 N San Pedro Rd	-	3	-	3
70 San Pablo Ave	-	5	-	5
77 San Pablo Ave	-	12	-	12
<b>Sleepy Hollow</b>	<b>56</b>	<b>8</b>	<b>-</b>	<b>64</b>
177-220-41 (San Francisco Blvd)	7	-	-	7
4 Sacramento Ave	16	-	-	16
404 San Francisco Blvd	18	-	-	18
60 Sacramento Ave	15	8	-	23
<b>Stinson Beach</b>	<b>-</b>	<b>19</b>	<b>-</b>	<b>19</b>
108 Arenal Ave	-	8	-	8
195-193-35	-	5	-	5
28 Arenal Ave	-	6	-	6
<b>Strawberry</b>	<b>-</b>	<b>50</b>	<b>-</b>	<b>50</b>
23 Reed Blvd	-	9	-	9

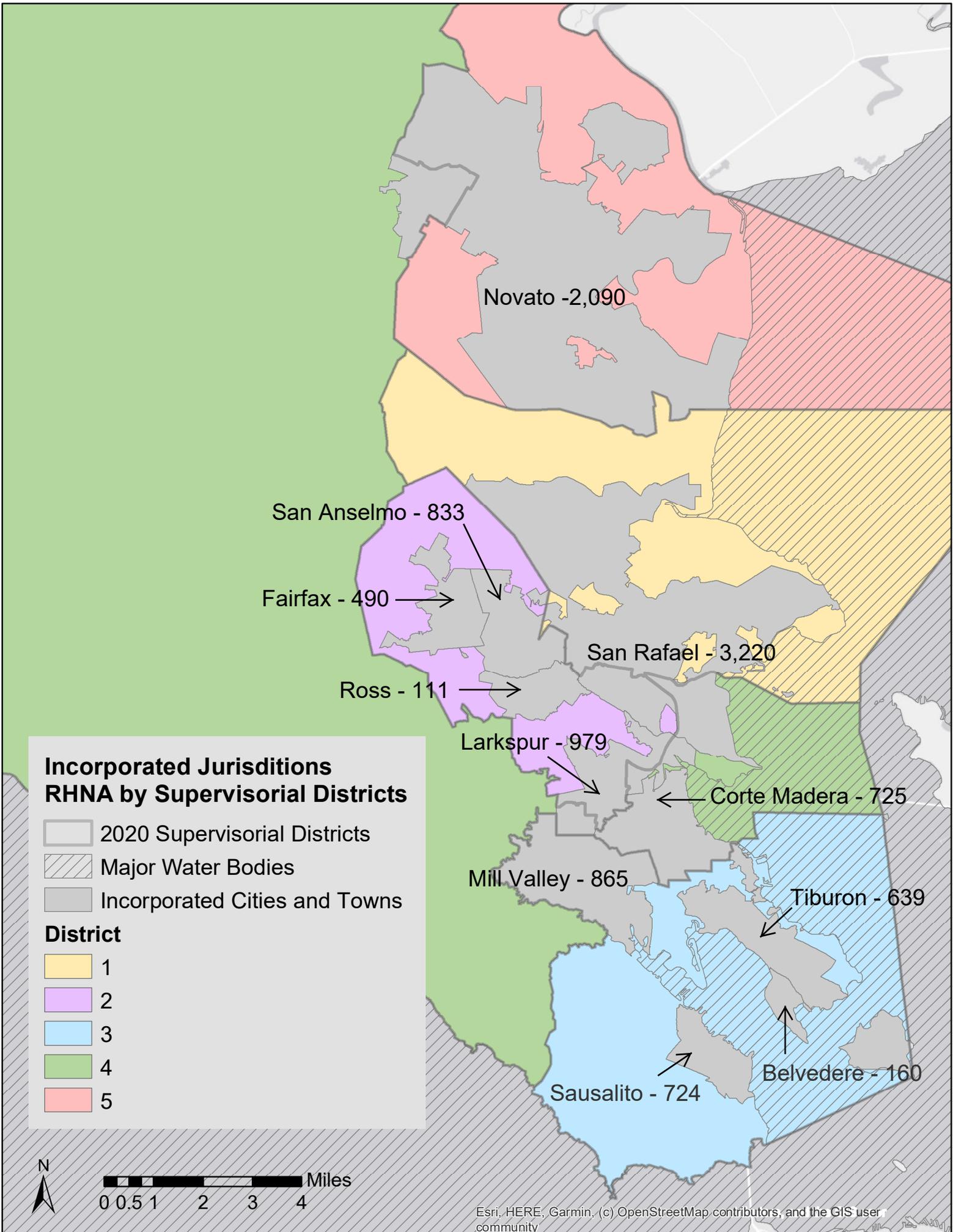
Draft Sites Inventory: Candidate Housing Sites  Location Identifier (Community/Address or Assessor Parcel Number)	RHNA Income Categories			
	Very Low and Low Income	Moderate Income	Above Moderate Income	Total
	<50-80% of Area Median Income	80-120% of Area Median Income	>120% of Area Median Income	
664 Redwood Hwy Frontage Rd	-	6	-	6
670 Redwood Hwy Frontage Rd	-	4	-	4
680 Redwood Hwy Frontage Rd	-	5	-	5
690 Redwood Hwy Frontage Rd	-	26	-	26
<b>Tamalpais</b>	<b>45</b>	<b>8</b>	-	<b>53</b>
217 Shoreline Hwy	21	-	-	21
223 Shoreline Hwy	24	-	-	24
375 Shoreline Hwy	-	8	-	8
<b>Tomales</b>	-	<b>17</b>	-	<b>17</b>
200 Valley Ave	-	6	-	6
27235 State Route 1	-	3	-	3
27275 State Route 1	-	3	-	3
29 John St	-	5	-	5
<b>Underutilized Residential</b>	<b>516</b>	<b>61</b>	<b>168</b>	<b>745</b>
<b>Blackpoint</b>	-	<b>50</b>	-	<b>50</b>
275 Olive Ave	-	50	-	50
<b>Bolinas</b>	-	<b>7</b>	-	<b>7</b>
32 Wharf Rd	-	7	-	7
<b>Inverness</b>	-	-	<b>26</b>	<b>26</b>
10 Balmoral Way	-	-	2	2
112-143-09 (Balmoral Way)	-	-	6	6
20 Balmoral Way	-	-	2	2
30 Balmoral Way	-	-	2	2
40 Balmoral Way	-	-	2	2
45 Balmoral Way	-	-	2	2
5 Balmoral Way	-	-	2	2
50 Balmoral Way	-	-	2	2
55 Balmoral Way	-	-	2	2
60 Balmoral Way	-	-	2	2
75 Balmoral Way	-	-	2	2
<b>Kentfield</b>	-	<b>4</b>	-	<b>4</b>
022-071-05 (Tamalpais Rd)	-	1	-	1
25 Bayview Rd	-	3	-	3
<b>Los Ranchitos</b>	-	-	<b>139</b>	<b>139</b>
74 Oak Ridge Rd	-	-	1	1
130 Oak View Dr	-	-	1	1
38 Circle Rd	-	-	1	1
29 Glenside Way	-	-	2	2
32 Ranch Rd	-	-	1	1
29 Oak Ridge Rd	-	-	1	1
29 Circle Rd	-	-	1	1
60 Circle Rd	-	-	1	1
114 Circle Rd	-	-	1	1
10 Poco Paso	-	-	1	1
63 Los Ranchitos Rd	-	-	1	1
110 Circle Rd	-	-	1	1
78 Circle Rd	-	-	1	1
105 Oak Ridge Rd	-	-	1	1
35 Circle Rd	-	-	1	1
56 Circle Rd	-	-	1	1
120 Oak Ridge Rd	-	-	1	1
11 Oak Ridge Rd	-	-	1	1
8 Circle Rd	-	-	1	1
6 Debes Ranch Rd	-	-	1	1
20 Debes Ranch Rd	-	-	1	1

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

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

Draft Sites Inventory: Candidate Housing Sites  Location Identifier (Community/Address or Assessor Parcel Number)	RHNA Income Categories			
	Very Low and Low Income	Moderate Income	Above Moderate Income	Total
	<50-80% of Area Median Income	80-120% of Area Median Income	>120% of Area Median Income	
777 Atherton Ave	83	-	-	83
791 Atherton Ave	101	-	-	101
805 Atherton Ave	117	-	-	117
859 Atherton Ave	36	-	-	36
863 Atherton Ave	16	-	-	16
<b>Stinson Beach</b>	-	-	<b>3</b>	<b>3</b>
122 Calle Del Mar	-	-	2	2
128 Calle Del Mar	-	-	1	1
<b>Vacant</b>	<b>92</b>	<b>239</b>	<b>615</b>	<b>946</b>
<b>Blackpoint</b>	-	<b>100</b>	<b>28</b>	<b>128</b>
300 Olive Ave	-	100	28	128
<b>Bolinas</b>	-	<b>40</b>	-	<b>40</b>
193-020-38	-	40	-	40
<b>California Park</b>	<b>50</b>	-	-	<b>50</b>
018-075-28 (Woodland Ave)	25	-	-	25
018-086-18 (Woodland Ave)	20	-	-	20
329 Auburn St	5	-	-	5
<b>Lucas Valley Environs</b>	-	-	<b>26</b>	<b>26</b>
1501 Lucas Valley Road	-	-	26	26
<b>Marin City</b>	-	-	<b>25</b>	<b>25</b>
052-140-33 (Alta Ave)	-	-	25	25
<b>Nicasio</b>	-	<b>4</b>	-	<b>4</b>
4449 Nicasio Valley Rd	-	4	-	4
<b>North Novato</b>	-	<b>66</b>	<b>338</b>	<b>404</b>
125-150-09 (Novato Blvd)	-	-	57	57
125-150-18 (Novato Blvd)	-	-	14	14
125-150-20 (Novato Blvd)	-	-	27	27
125-150-23 (Novato Blvd)	-	-	49	49
125-150-34 (Novato Blvd)	-	-	48	48
125-150-36 (Novato Blvd)	-	-	119	119
125-180-79 (Redwood Hwy)	-	-	24	24
125-180-85 (Redwood Hwy)	-	66	-	66
<b>Pt. Reyes Station</b>	<b>22</b>	<b>16</b>	<b>62</b>	<b>100</b>
10979 State Route 1	-	6	-	6
11598 State Route 1	-	-	59	59
119-198-09 (B St)	-	-	3	3
119-203-01 (Mesa Rd)	-	2	-	2
119-203-03 (Mesa Rd)	-	2	-	2
119-233-03 (Shoreline Hwy)	22	-	-	22
119-235-09 (Shoreline Hwy)	-	6	-	6
<b>Santa Venetia</b>	-	-	<b>53</b>	<b>53</b>
179-332-19 (Edgehill Way)	-	-	3	3
180-171-31 (N San Pedro Rd)	-	-	3	3
180-171-32 (N San Pedro Rd)	-	-	2	2
180-261-10 (Oxford Dr)	-	-	45	45
<b>Stinson Beach</b>	-	-	<b>5</b>	<b>5</b>
10 Willow Ave	-	-	5	5
<b>Strawberry</b>	-	-	<b>58</b>	<b>58</b>
034-012-21 (Eagle Rock Rd)	-	-	3	3
034-012-27 (Eagle Rock Rd)	-	-	17	17
034-012-28 (Eagle Rock Rd)	-	-	2	2
034-012-29 (Eagle Rock Rd)	-	-	10	10
70 N Knoll Rd	-	-	26	26
<b>Tamalpais</b>	<b>20</b>	-	<b>3</b>	<b>23</b>
049-231-09 (Marin Dr)	-	-	3	3

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



**Project Meetings - Planning Commission (PC) and Board of Supervisors (BOS)**  
**Marin County 2023 - 2031 Housing and Safety Elements Update**  
*As of 21 July 2021*

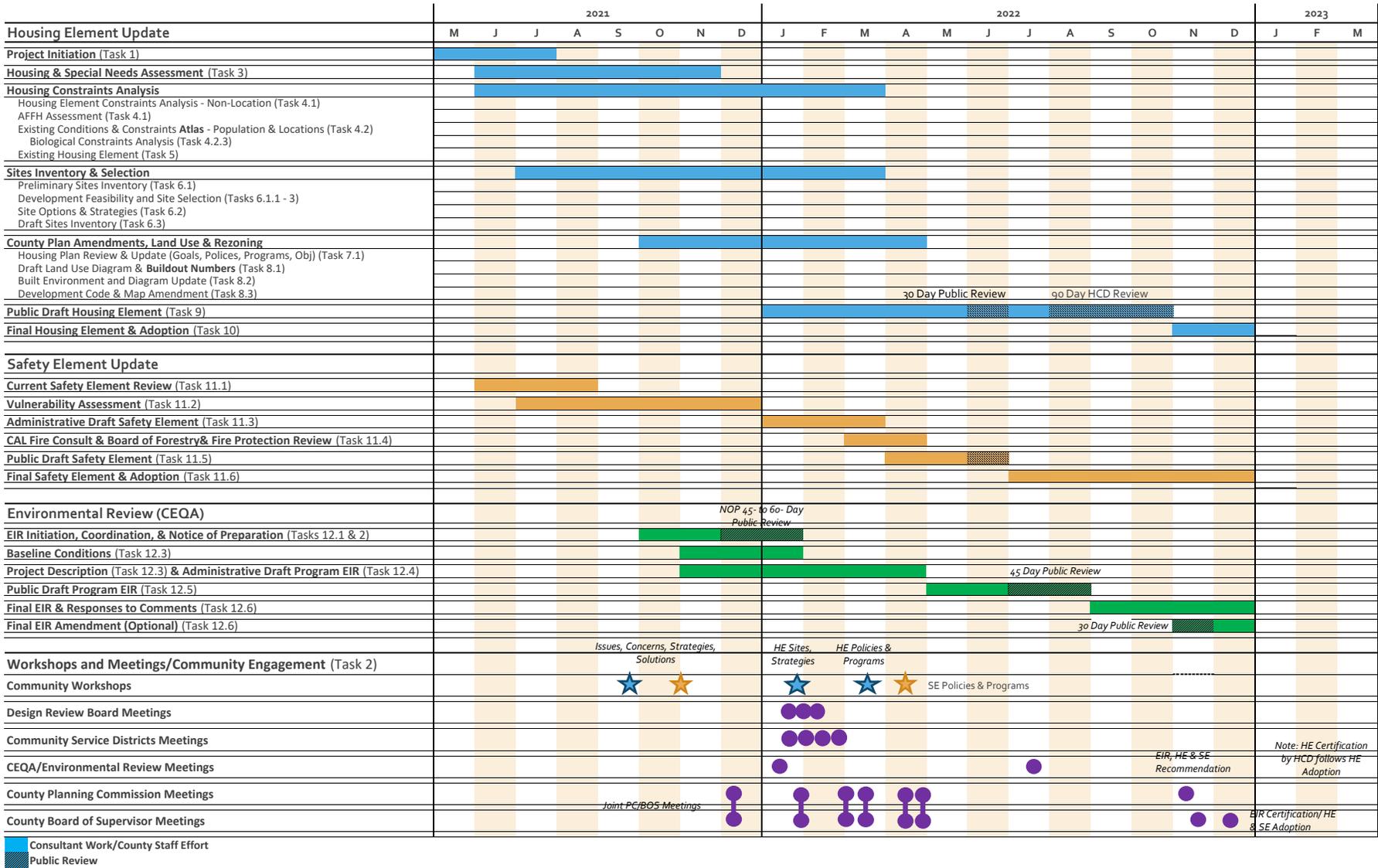
Housing Element Update (HE)	Joint PC BOS	PC	BOS	Notes
<b>Project Initiation</b> (Task 1)				
<b>Housing &amp; Special Needs Assessment</b> (Task 3)				
<b>Existing Conditions Analysis</b>				
<b>Sites Inventory &amp; Selection</b>				
HE Sites Selection/SE Policies (Task 6)	✓			Two joint sessions - one for HE and one for SE
<b>County Plan Amendments &amp; Rezoning</b>				
Housing Plan Review and Update (Task 7.1)	✓			One joint session
Draft Land Use Diagram & Buildout Numbers (Task 8.1)	✓			One joint session
<b>Public Draft Housing Element</b> (Task 9)				
Draft Housing Element Public Hearings (Task 9.2)	✓			Up to three joint sessions
<b>Final Housing Element &amp; Adoption</b> (Task 10)				
Final Housing Element Public Hearings (Task 10.1)		✓	✓	Following conditional letter of compliance from HCD; Final HE and SE presented and voted on concurrently - for approval by PC, then for adoption by BOS
<b>Safety Element Update (SE)</b>				
<b>Current Safety Element Review</b> (Task 11.1)				
<b>Vulnerability Assessment</b> (Task 11.2)				
<b>Administrative Draft Safety Element</b> (Task 11.3)				
<b>CAL Fire Consult, Board of Forestry, Fire Protection Review</b> (Task 11.4)				
<b>Public Draft Safety Element</b> (Task 11.5)	✓			One joint session following HE joint sessions
<b>Final Safety Element &amp; Adoption</b> (Task 11.6)		✓	✓	Final HE and SE presented and voted on concurrently - for approval by PC, then for adoption by BOS
<b>Environmental Review (CEQA)</b>				
<b>EIR Initiation, Coordination, &amp; Notice of Preparation</b> (Tasks 12.1 & 2)				
<b>Baseline Conditions &amp; Project Description</b> (Task 12.3)				
<b>Administrative Draft Program EIR</b> (Task 12.4)				
<b>Public Draft Program EIR</b> (Tasks 12.7.3 and 12.7.4)	✓			One joint session, part of four sessions focused on HE and SE
<b>Final EIR &amp; Responses to Comments</b> (Tasks 12.7.3 and 12.7.4)		✓	✓	CEQA, HE, and SE presented concurrently - for approval by PC, then for adoption by BOS

**Project Schedule**

**Marin County 2023 - 2031 Housing and Safety Elements Update**

*Schedule Subject to Change - Work In Progress*

*As of 14 February 2022*



Note: HE Certification by HCD follows HE Adoption

HE Policies & Programs

EIR, HE & SE Recommendation

Joint PC/BOS Meetings

SE Policies & Programs

HE Sites, HE Policies & Programs

Issues, Concerns, Strategies, Solutions

SE Certification/ HE & SE Adoption