

From: [Aileen](#)
To: [housingelement](#)
Subject: Housing comments
Date: Tuesday, February 1, 2022 7:30:42 AM

This is Aileen McInerney from Woodacre . I put in my suggestions and did not comment on the form .

1: can we use the Lagunitas school parcel that is before the Spirit Rock parcel ?

2:If Spirit Rock is built on can it be hidden from road ?

3: The visual view when you enter the Valley is gorgeous and should be maintained.

3: Other sites :

a Lagunitas school campus has lots of unused space.

b There is a lot for sale as you enter Woodacre at the intersection of Park and Railroad (and an adjacent lot that is not for sale)that would be ideal for seniors with close access to post office and grocery store and bus stop.

Thanks ,

Aileen McInerney

Sent from my iPhone

From: [Alison Roberts](#)
To: [housingelement](#); [PlanningCommission](#)
Subject: Regional Housing Needs Allocation proposed sites in unincorporated Marin County
Date: Sunday, February 27, 2022 8:02:23 PM

Dear Commissioners:

I am writing to **urge you NOT to approve the Marinwood/Lucas Valley sites** under consideration to satisfy the Association of Bay Area Governments Regional Housing Needs Allocation Plan. Developments at these six sites (St. Vincent's School, Marinwood Market, 530 Blackstone Drive, 7 Mt. Lassen, 2 Jeannette Prandi Way, and Lucas Valley Road near Terra Linda Ridge) would result in more than 2300 housing units.

While I know that some of the proposed housing is intended for teachers and other critical workers and for low income housing, both of which are important and necessary, it seems like **too much development for the infrastructure of this small area**. Additionally, **all of these proposed development sites are within the Miller Creek School District boundaries and the unfunded impact of these developments on the District would be disastrous. Since the District is currently funded using a Basic Aid Model, it gets no per pupil funding.** This means that **all the additional students these developments generate will not result in additional funding for the District.**

Additionally, there are also at least two other projects (the 670-unit Northgate and 100-unit Nazareth House developments) which are within our school district but not in unincorporated Marin. Likewise, neither of these developments, both within the Miller Creek School District, will generate per pupil funding for either the Miller Creek K-8 schools or the San Rafael High School district. That means that even though there will be many more students to serve, there will be no additional funding with which to do so. Additionally, these developments generate little to no parcel tax money and some are even exempt from the meager development fees which means the District would receive no money at all to build additional classrooms or to hire additional teachers to serve all the additional students that would be generated.

I urge you NOT to approve the proposed Marinwood/Lucas Valley sites.

Thank you for your consideration.

Alison Roberts
34 Oak Mountain Court
San Rafael, CA 94903
alisonroberts@gmail.com
415-479-2199

From: [Andrew Forrester](#)
To: [BOS](#); [housingelement](#)
Subject: Housing Element Update Process
Date: Sunday, February 27, 2022 8:16:06 PM

Hello,

I just want to officially voice my opposition to the development of additional homes in the Lucas Valley area. While I support the development of affordable housing in Marin County, protecting our undeveloped green spaces is an even higher priority. Instead, I believe areas that have already been developed (green space replaced with concrete) such as towns in southern Marin or places like Northgate Mall would be better options for new housing.

Our undeveloped green spaces are priceless and irreplaceable!

Best Regards,
Andrew Forrester

From: [andrew popell](#)
To: [housingelement](#)
Subject: feedback on new housing elements sites
Date: Wednesday, February 9, 2022 7:04:12 PM

Thank you for the zoom meeting tonight.

I live in Sleepy Hollow. I am concerned about the San Dominico site (which proposes adding 90 housing units to a community with ~800 households) for two main reasons.

1) Safety.

- Butterfield is a one way in one way out road. In case of evacuation, increasing the households by over 10% is troubling.
- Cars at the far end of Butterfield tend to speed. Adding more cars at the very end of the road significantly increases the risk of cars speeding.

2) Traffic

- There is almost no public transportation on Butterfield.
- San Dominico already has a strict traffic commitment with the community because traffic is so bad. This would make it worse.
- There are three schools which adds to the traffic on Butterfield.

Best practices for increasing housing is to do infill in urban areas. This is the opposite. It's building far away from public transportation and freeway access. What makes the most sense is to build as close to highway 101, bus terminals, Smart, etc.

Thank you.

- Andy Popell

.....
andrew popell
andy@org.org

From: [Ann Allen](#)
To: [housingelement](#)
Subject: Section 3 - Lucas Valley, all 5 sites, 7 MtLassen, 2 & 6 Jeanette Prandi, 1501 Lucas Valley Rd & 1009 Idleberry
Date: Sunday, February 27, 2022 5:10:41 PM

Dear Committee,

I am concerned since I never received this notice. I learned about it from one neighbor on Thursday 2/24. How were property owners in this area notified? How many homeowners have you contacted. I don't know any who has been notified except the neighbor that told me. Please give me the courtesy of a response.

This is a lovely area but with many limitations & constraints for development - infrastructure limited ingress & egress on Lucas Valley Road schools etc. Additionally this is a WUI wildfire area. A recent minor fire caused limited area evacuations. I was evacuated and this small event caused alarming road congestion. In case of a more extensive fire it would be a disaster.

Ann Allen
846 Greenberry Lane
Homeowner since 1995

From: [Anna Schmitz](#)
To: [housingelement](#); [BOS](#); [PlanningCommission](#); [Moulton-Peters, Stephanie](#); [Gounard, Doreen](#); [Thomas, Leelee](#); [Lai, Thomas](#)
Cc: [Sharon Rushton](#)
Subject: In support of Sustainable TamAlmonte Letter of 2/24/22
Date: Sunday, February 27, 2022 5:57:01 PM

I am in complete support of all the points made in Sustainable Tam Almonte letter of 2/24/22. Building in the proposed area is ill advised, and appears to be illegal.

Thank you.

Anna Schmitz
415-609-5075
annaschmitz1@mac.com
165 Lark Lane
Mill Valley, CA 94941

From: [Anne Sjhsam](#)
To: [BOS](#); [housingelement](#)
Subject: Excessive # of new housing units for Lucas Valley
Date: Sunday, February 27, 2022 3:14:52 PM

Hello,

I'm writing to express concern about the proposal to put 1800 units of new housing at St Vincents in Lucas Valley. This number is incredibly high - it would overwhelm the Miller Creek School district.

There are many other sites proposed in Lucas Valley. I'm not saying no to all of them, but this has got to get more reasonable. Please don't destroy what is now a beautiful community. Marinwood is a special place. We can't absorb all this housing - some please, but nowhere close to the number of units proposed.

Kind regards,
Anne Sjhsam

515 Quietwood Dr
San Rafael, CA 94903

From: [April Post](#)
To: [housingelement](#)
Subject: housing comments
Date: Tuesday, February 15, 2022 11:48:45 AM

Dear All,

- We are being asked to find housing numbers 19x what we were asked in the last planning cycle. Why? If this is because ABAG is, once again trying to tie Marin housing numbers to SF through their "sphere of influence" concept, this has already been disproven, since Marin is not a bedroom community to SF. ABAG needs to understand that they cannot just wave their magic wand, and buildable lots appear!
- Affordable Housing needs are real, and Marin has been a very expensive place to live, both in housing costs and in cost of food, gas and everything else, so we are not a very affordable place to live, even once housed.
- Sites with sea level rise issues should not be considered for new housing. Period. Building housing for the disadvantaged in these areas is not social justice, or even good planning.
- Parking on site is a must in Marin, regardless of any loopholes in SB9. Especially on the hills, where the streets are sub-standard, parking on the streets has already created impossible access for fire and other emergency vehicles, or even 2-way traffic. This has been caused by the County neglecting to demand the roads be improved before development went in. These are death traps in the event of the fire we know will come some day!
- Planning has allowed development to continue on substandard roads, particularly on hills. This poor planning has created fire traps throughout the county that people will not be able to evacuate from. These sites should also not be further developed, especially for those in need, without adding the infrastructure that will insure the safety of the residents, ie adequate roads that can handle an evacuation.
- Other infrastructure needs to be updated to handle increased demands, such as sewers, to meet the unplanned expansions mandated by SB(How will we meet these and who pays for these?
- While we are planning for housing for those who are not already residents, how are we planning to meet the needs of the residents? Re: sea level rise impacting existing housing and major roads, and fire. While we are redesigning these we may have opportunities to find new housing sites.
- I hear the Strawberry Seminary has sold its property. There is a vast opportunity for any kind of housing to go there. This is well above sea level and wide open. I am wondering how many affordable units are going in there, where there is so much space to build?
- The old San Geronimo Golf course is another site that is wide open, though further from town
- Cost of land is higher here than most other places, plus the cost of building materials is high.
- Marin has World Class scenery that is enjoyed by everyone in the Bay Area, and beyond. We have a responsibility to our environment that other counties do

not. We also have a high amount of traffic going to west Marin, and Muir Woods is the most visited National Park. Neighborhoods where traffic is already gridlocking poses problems for emergency vehicles, and should be carefully evaluated before increasing density.

- I do not believe we can ever build enough Affordable Housing to fill the demand of everyone who wants to live here.
- The main cause of housing crises is that wages have not kept up with housing costs, effectively keeping out anyone who is not wealthy. This disproportionately locks out people of color.
- Since Marin is effectively "built out", we should be looking at infill housing
- San Rafael's Canal area was built a long time ago with lightly built apartments. These have been heavily used and probably are about to need replacing. This whole area probably need to be redeveloped with plenty of opportunity for affordable housing.
- With so many people working from home, we have the opportunity to repurpose office buildings
- Same with shopping centers. Novato has many that could be redone.
- Since state monies that pay for Affordable Housing, anyone from anywhere in the state is eligible for housing built here, as I have heard. We have Buck \$\$.
- Marin should be building housing for teachers, healthcare workers, fire fighters and police that can be designated for members of our own community.
- Remodeling existing apartments or turning existing into apartments, instead of always building new.
- I am all for more affordable housing. I was a single mom of 2 in Marin, for 20+ years and I know first hand how difficult it is to survive here if you are low income. It just is not set up for that, and haas continued to get more expensive. I never saw a dime of assistance from Buck, so I very much doubt it is being used to help the poor, as it was intended. We should use this to help, as outlined above.
- Ask the State for some of its surplus \$\$ to reestablish the school bus system.
- Ditto for low lying roads/utilities, etc.
- Almost 30% of traffic AM/PM is from parents driving their kids to/from school
- Increase access to affordable child care along with housing
- I would welcome an opportunity to work on a brainstorming committee to come up with new housing strategies. I'm at april_post@comcast.net

From: [Barbara Hoefle](#)
To: [housingelement](#); [Rodoni, Dennis](#)
Subject: No new large scale development in the San Geronimo Valley!
Date: Saturday, February 26, 2022 12:08:12 PM

To :
Supervisor Dennis Rodoni,
Deputy Director for Housing & Federal grants, Leelee Thomas,

It has come to my attention, either from neighborly chats or from other sources, there is a potential plan taking shape to add housing to the San Geronimo Valley. Specifically close to 100 houses on the land we refer to as "Flander's Field", where there was once a plan for a high school. That plan didn't materialize, as this valley began to be more declarative and assertive in stating the vision for this area, and guidelines for what is / is not acceptable development.

When I moved to the valley 25 years ago, I thought it might be a place to stay for a couple of years. But after understanding this community better, and listening to our elders, I came to understand and appreciate what our environmental advocates have been fighting for and diligently guarding. This is the reason I still live here today. In my home town, I watched as the cherry trees toppled, the apple orchards fell, and the planting fields gave way to urbanization and development. It still breaks my heart whenever I drive through and see the Police Station, Post Office, County Buildings and parking lots where I once played with my friends and frolicked with my dog. I am filled with such gratitude to live here in the San Geronimo Valley, comforted in knowing this place is truly special. Magical.

I now take up the fight to preserve our natural beauty and the ecosystems that depend on limits to growth.

My neighbor refers to entering the valley as the "Chitty Chitty Bang Bang effect", where the wheels of the car roll up under you and you start to float along in the last part of your journey home. Please help us keep this natural beauty as opposed to a Shitty Shitty first impression entering this sacred place.

Also, this would impact and devastate what little is left of our natural habitat for spawning salmon...I've witnessed and taken part in many debates and county board meetings to force the stoppage of building homes due to this deleterious impact. 98 homes will be a huge battle, but taking a cue from our long term residents, environmental groups, and our elders, I can't stand back and watch this happen.

I look forward to understanding both of your positions on this subject.

Signed, a long time Marin tax payer, diligent voter, and newly commissioned soldier in the fight to preserve my surroundings:

Barbara Hoefle
224 Arroyo Road, Forest Knolls.

--

Barbara Hoefle

From: [N Blair](#)
To: [housingelement](#)
Subject: Draft Site List & Unincorporated Novato
Date: Wednesday, February 9, 2022 2:29:26 PM

Hello,

We live in unincorporated Novato and the consensus of my neighborhood is that we do not wish to have our area re-zoned to accommodate low-income housing. What's unique about our area is that we still have some room to support the local wildlife and insects. Since moving here in 2014, we've witnessed a decline in the bee, bumblebee, and butterfly populations. The Monarchs will soon be gone too due to dwindling food resources. They are key to the health of our ecosystem, and every time a property is developed for housing, the plants needed to support these creatures are destroyed. Fencing also hurts the trails and pathways necessary for the animals to get much-needed food and water. We do not want you re-zoning anything. We want to keep our neighborhoods as they are. We already struggle with water issues. Please do not make our areas more accessible for development. We do not want what little beauty is left here destroyed.

Thank you,
C Blair

From: [campbell_judge](#)
To: [Rodoni, Dennis](#)
Cc: [housingelement](#)
Subject: proposed development in San Geronimo Valley
Date: Sunday, February 27, 2022 9:41:54 AM

Dear Supervisor Rodoni and Deputy Director Leelee Thomas,

I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative sites to meet our affordable housing obligations.

Supervisor Rodoni- You have been a supporter of the environment and the ag culture of Marin. I know we need housing in Marin, but this is the wrong spot for 98 houses especially without any transit options for residents in that development.

All the best,

Campbell Judge
San Geronimo Resident
415 606 4627

From: [carl.szawarzenski](#)
To: [Rodoni, Dennis](#)
Cc: [housingelement](#)
Subject: No 98 houses on Tam High Property near Flanders Ranch, Woodacre Please!
Date: Sunday, February 27, 2022 8:58:01 PM

Dear Supervisor Rodoni,

I believe West Marin has reached its carrying capacity for new homes, especially in regards to water, roads, septic and fire safety.

Are we going for maximum buildout? What happens after we add 3500 homes the State of California tells we have to do? What happens in 2031 when they say we have to do it again?

I watched the zoom meeting with Leelee Thomas on February 16, and she said it's either the carrot or the stick. I did not see any carrots in the equation, only threats.

The proposed 98 houses in the heart of the San Geronimo Valley is an ill conceived proposal. It does not take into consideration that the plot of land is the headwaters of the Lagunitas Creek which is a coho salmon nursery. It's a flood plain when we get substantial rain - if you have ever driven by in a downpour, the entire area is a web of small streams before it gets to the main stream channel about 500 feet from there.

I believe the infrastructure needed for those houses would not only be an eyesore, but also a detriment to our fragile ecosystem.

I think we should spend our time, energy and money on housing the homeless and low income people at the property near St. Vincents just south of Novato. As you may have noticed, people who work in our communities, but can not live here because of the cost, commute from Richmond and Vallejo and we see the traffic jams every day at commute times. I have heard of a toll coming for Hwy 37, making it even more costly for people who can not afford to live here.

Please keep the housing developments in east Marin as our beloved former politicians planned in the early 1960's as detailed in the documentary "Rebels with a Cause".

We are counting on you to act as our voice.

Sincerely,
Carl Szawarzenski
Lagunitas

From: [Carol Fagan](#)
To: [housingelement](#)
Subject: No to 98 houses in SGV
Date: Saturday, February 26, 2022 9:23:31 PM

Please understand that our history and values are not supportive of mass development in the San Geronimo Valley. We value our rural character for aesthetic reasons but equally for safety. We must protect egress for fire primarily. In addition we do not have the infrastructure and resources to support 98 new homes. This ideal would be better served along the 101 corridor. Thank you for consideration of supporting no development of the open fields adjacent to Flander's property. Sincerely, Carol Fagan, San Geronimo

Sent from my iPhone

From: [Carolyn Longstreth](#)
To: [housingelement](#)
Subject: Comment attached
Date: Sunday, February 27, 2022 8:31:30 PM
Attachments: [Houing Element Comment.doc](#)

Hello: Please see my comment on the proposed new housing element.

Thank you. --Carolyn Longstreth

*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*

February 27, 2022

County of Marin
Housing Planning Division
housingelement@marincounty.org

Hello Housing Element Planners

I am a resident of Old Inverness, specifically Balmoral Way. I have read with interest of the effort to increase the housing supply in West Marin. Indeed, our narrow, one-block-long, private road was specifically mentioned in a Point Reyes Light article as a potential site for 26 new units.

Please consider the following comments as you finalize your recommendations:

- The entire approach of this planning effort is misguided. The consultant seems to have arbitrarily plopped new housing onto a map of West Marin without considering County planning history, constraints on the land, or natural resources, let alone community input. This top-down and ill-informed approach is unlikely to succeed, certainly not without damaging community good will, neighborhood cohesion, natural resources and other values of importance. The sites to be developed should be chosen only after a thorough inventory of geology, water supply, slope and other relevant factors. Since I am not currently familiar with all the relevant constraints in other neighborhoods of West Marin, I don't feel qualified to choose alternative sites if the Balmoral Way proposal is rejected or downsized. Therefore, I will decline to use the "Balancing Act" tool.
- The 2007 Countywide Plan conceived of the entirety of West Marin as a rural, agricultural and low-density region, serving the Bay Area's recreational needs. This reflects the large proportion of the undeveloped lands that are protected as national, state and county parks. Further it carried forward the zoning decisions of the Board of Supervisors in the 1970's, which put a high priority on agricultural and natural resource preservation. If not implemented with great care, this plan risks contravening the supervisors' vision for West Marin. It should not be carried out until the County as a whole considers the larger planning goals for the area.

- An “elephant-in-the-room” with the housing shortage is the effect of AirBnB. If the County could reign in this business, the housing supply would quickly rebound, with numerous benefits to the community. Additionally, 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. Indeed, I suggest the County begin its effort to increase housing supply by tackling this behemoth before undertaking the kind of process it is currently engaged in.
- Assuming willing sellers of residential properties can be found on Balmoral Way, developers will find they are unsuitable for high density projects. Most of the lots slope steeply downhill to a floodplain of Second Valley Creek to the north or a smaller riparian zone to the south. The California Coastal Commission has jurisdiction over the whole neighborhood; this circumstance will render any permitting process lengthy, difficult and expensive. No sewers are available in Inverness. The Coastal Commission has already reacted negatively to the prospect of increasing the number of septic systems due to the likelihood that more leachate will be detrimental to the already-poor water quality of local streams and Tomales Bay.
- The Inverness Public Utility District is already struggling to meet the current demand for water. This past summer, we were forced to accept severe limits on usage. With the uncertainty that climate change is bringing, it would be risky to assume that the 2021 drought is unlikely to be repeated.
- Inverness is unsuitable for low-income housing. First, the price of undeveloped land is decidedly high. Additionally, there are few jobs to be had in West Marin and the availability of public transportation for commuting to jobs in east Marin is almost nil. Accordingly, any new residential construction should be geared for moderate to high income residents.
- The Inverness Community Plan, (adopted in 1983)(ICP) provides little support for the concept of substantially increasing housing and for good reasons:
 - The Plan states that even then, there was insufficient water for new connections. ICP at 110. There is no potential for municipal wells on Inverness Ridge and although wells were stated to be feasible in the alluvial fans, the Coastal Commission is unlikely to allow them. ICP at 10.
 - Grading of Inverness’s hilly lots in preparation for construction would significantly increase sedimentation of our creeks and the Bay. ICP at 13.
 - The Old Inverness neighborhood is already close to complete buildout. ICP at 59.

- The entire town of Inverness has poor transportation resources. As noted above, public transportation is not readily available. The ICP notes that the “likelihood of improved transit service to and from the Inverness Ridge Planning Area is remote at best.” ICP at 95. The roads are narrow and, in many cases, do not allow two-way traffic. ICP at 59.

Moreover, there is only one road leading in and out of the town, Sir Francis Drake Boulevard. In the increasingly likely event of a wildfire, serious and potentially dangerous congestion and traffic is likely to occur during an emergency evacuation. Additional population would exacerbate this risk.

In sum, adding substantial quantities of new housing to Inverness would require a significant revision to the Countywide Plan and the Inverness Community Plan, policy changes at the Coastal Commission and greatly increased sanitary facilities. Even if these hurdles can be overcome, the lack of water resources and the emergency evacuation challenges would require a significant reduction in the scale of the plan.

Sincerely,

A handwritten signature in black ink that reads "Carolyn K. Longstreth". The signature is written in a cursive, flowing style.

Carolyn K. Longstreth

From: [Chris Morey](#)
To: [housingelement](#)
Subject: San Geronimo Valley housing element
Date: Saturday, February 26, 2022 1:56:21 PM

Dear Supervisor Rodoni and Deputy Director Leelee Thomas,

I do not support new housing on the 50-acre High School property facing Drake Blvd. in the San Geronimo Valley. This important rural gateway property to the valley and nearby Pt Reyes National Seashore should remain in agricultural use as part of the historical Flanders Ranch. I support seeking alternative Valley sites to meet our **affordable** housing obligations. Our community will vigorously oppose such inappropriate development.

Sincerely,
Chris West Morey

From: gilkerson1000@msn.com
To: [housingelement](#)
Subject: questions re Housing Element
Date: Monday, February 7, 2022 2:18:26 PM

Christopher Gilkerson would like information about:

Hello. Thank you for the information and materials regarding the Housing Element on the website. I have reviewed all of the materials and have the following questions the answers to which will help me and others comment and provide input in a more informed way. Because of the 1,000 character limit, this is the 1st of 3 emails with 9 total questions.

1. The Draft Candidate Sites Inventory charts you have provided do not break-out extremely low-, very low-, and low-income units. The Housing Element Site Inventory Guidebook under Government Code Section 65583.2 (the "Guidebook") seems to require this, and Marin County's FAQ 15 breaks down the 3,569 total into those 3 categories plus moderate and above moderate. Can you please provide that more defined breakdown of all 5 categories by site?
2. It would be very helpful to have a chart for the Draft Candidate Sites Inventory that lists the units under each of the four scenarios. Is that something you have? Can you please provide it?

From: gilkerson1000@msn.com
To: [housingelement](#)
Subject: questions re Housing Element
Date: Monday, February 7, 2022 2:20:43 PM

Christopher Gilkerson would like information about:
This is the 2nd of 3 related emails.

3. Under Part A, Step 3 please provide the infrastructure availability or plans for the Atherton Corridor sites.
4. Under Part A, Step 6 please provide the factors considered to accommodate low and very low-income housing for all of the sites.
5. Under Part B, for the Atherton Corridor sites, please provide the evidence that the site is realistic and feasible for lower income housing.
6. Is there a master plan for all of the low-income housing, up to 516 units, for the Atherton Corridor? Does any plan consider sidewalks, traffic lights, parking spaces and public transit? How many buildings and floors on each site are envisioned?
7. Under Part C, the capacity analysis, and in particular Step 2, what were the factors to calculate the realistic capacity of the Atherton Corridor sites including redevelopment of the non-vacant sites?

From: gilkerson1000@msn.com
To: [housingelement](#)
Subject: questions re Housing Element
Date: Monday, February 7, 2022 2:23:08 PM

Christopher Gilkerson would like information about:
This is the 3rd of 3 related emails.

8. Under Part D, why are the non-vacant sites in the Atherton Corridor considered "obsolete" or "substandard" or otherwise meet the required criteria?

9. Under Part D, Step 3A, what is the basis for finding that the current residential use for the Atherton Corridor sites is unlikely to be continued?

I would appreciate your response to my 9 questions in advance of the planned call for the Novato Unincorporated area on February 17. Thank you.

Christopher Gilkerson

From: [Cindy Pickett](#)
To: [Thomas, Leelee](#)
Subject: Re: Housing Element Sites: Unincorporated Novato Confirmation
Date: Tuesday, February 8, 2022 9:56:18 PM

Marin Housing authority, It seems like the enthusiasm to push this through the County is ignoring a grievous situation. Already, even with water limitations, the County is poorly prepared to grow without greater water resources. This is truly the 'elephant in the middle of the room'. No expansion on this scale can possible be discussed without responsible delivery of adequate water. Thank you for considering my voice. Cindy Pickett

On Feb 8, 2022, at 9:35 PM, Leelee Thomas <no-reply@zoom.us> wrote:



Hello Cindy Pickett,

Thank you for registering for Housing Element Sites: Unincorporated Novato. You can find information about this meeting below.

Housing Element Sites: Unincorporated Novato

Date & Time	Feb 17, 2022 06:00 PM Pacific Time (US and Canada)
Meeting ID	874 5577 2776

Please submit any questions to: lthomas@marincounty.org.

You can [cancel](#) your registration at any time.

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Meeting ID: 874 5577 2776

[International numbers](#)

Thank you!



From: [Craig Ellick](#)
To: [housingelement](#)
Subject: Input to the Housing Element Update
Date: Tuesday, February 22, 2022 6:01:17 AM

I find it hard to believe that this many new housing units is even being considered! For the last three years we've been told that we can use only 60 gallons of water a day. And you want to add 1000 more houses in Los Ranchitos? Where does the water come from? Traffic is already insane, and this will add nothing but more gridlock. What about the fire hazards in densely populated areas? I find it absolutely insane that this could even be in anybody's minds. The people that live in this area chose it because of the zoning and the lot sizes. How can you just swoop in and say the "hell with you we're going to do what we want"? What happened to private property rights?

Craig Ellick

Sent from my iPhone

From: [D.L](#)
To: [housingelement](#)
Subject: Housing Element
Date: Friday, February 25, 2022 10:33:51 PM

Deputy Director Leelee Thomas,
I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.

Sincerely,
Dane Larsen
Ramona Ave

From: [Daniel Szawarzenski](#)
To: [housingelement](#); [Rodoni, Dennis](#)
Subject: West Marin Housing Opposition
Date: Sunday, February 27, 2022 9:30:22 PM

Dear Supervisor Rodoni and Deputy Director Leelee Thomas,

I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I believe many of these West Marin sites are not strategic due to environmental concerns, lack of local jobs, and inadequate infrastructure to sustain such a population increase. I support seeking alternative Marin sites to meet our affordable housing obligations.

Sincerely,

Daniel Szawarzenski

From: [Debra Amerson](#)
To: drodoni@marincountyorg; [housingelement](#)
Cc: [Debra Amerson](#)
Subject: 98 houses proposed next to Drake Blvd. near Woodacre
Date: Saturday, February 26, 2022 1:16:25 PM

Dear Supervisor Rodoni and Deputy Director Leelee Thomas,

I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.

Sincerely,
Debra Amerson
PO Box 391
Forest Knolls, CA
94933

From: [Donna Marks](#)
To: [housingelement](#)
Subject: 98 Houses in San Geronimo Valley
Date: Sunday, February 27, 2022 11:21:04 PM

Dear Supervisor Rodoni and Deputy Director Leelee Thomas,
I do NOT support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.

Sincerely,
Donna Marks
Lagunitas

Sent from [Outlook](#)

From: [Donna Marks](#)
To: drodoni@marincountyorg; [housingelement](#); [Donna Marks](#)
Subject: NO West Marin housing development San Geronimo
Date: Sunday, February 27, 2022 11:40:20 PM

Dear Supervisor Rodoni and Deputy Director Leelee Thomas,
I oppose 98 houses on the 50 acre High School property facing Drake Blvd. in
the San
Geronimo Valley. .

1. West Marin is maxed out on development because of fire concerns, small roads, septic.
2. The proposed development at the west side of whites hill is the headwaters of the Lagunitas creek which is our coho salmon nursery. It's a floodplain and is unsuitable for development.
3. The infrastructure needed for a development would harm our fragile ecosystem.
4. If Marin County decides to do what the State is demanding, then why not put the entire buildout on the St. Vincents property which is right next to the freeway and could handle the increase in population. We would like to see all the building be for homeless and low income people - like all the people who commute from Vallejo and Richmond to serve us daily because they can not afford to live in our county.
5. Many other properties in Marin would be more suitable.

Donna

From: [Dorothy McQuown](#)
To: [housingelement](#); [BOS](#); [PlanningCommission](#); [Moulton-Peters, Stephanie](#); [Gounard, Doreen](#); [Thomas, Leelee](#); [Lai, Thomas](#)
Subject: Sustainable TamAlmonte letter endorsement
Date: Sunday, February 27, 2022 5:55:57 PM

As a concerned Mill Valley resident, I am writing to endorse TamAlmonte's letter to you re. the merits of Tam Valley, Almonte, & Manzanita Draft Candidate Housing Sites. Please think very carefully about sites, due to concerns about flooding, traffic and at times extreme fore danger with needed evacuation routes.
Thank you. Dorothy McQuown

Sent from my iPad

Sent from my iPad

From: [Dr K1](#)
To: [housingelement](#)
Subject: Marin housing
Date: Friday, February 18, 2022 9:36:23 AM

The county of Marin has reached peak density due to water and transportation constraints. Minimal new housing should be constructed in Marin County. The housing problem is a statewide problem and it should be addressed at the state level. New cities should be constructed along the Hwy. 5 and 99 corridors near the planned high speed rail lines. The state also needs to build treatment centers for the mentally ill and the drug addicted individuals that are currently living on the streets. These centers can also be placed where land and resources are less expensive. The current uncoordinated county by county plans will only decrease the quality of life and increase expenses for all.

Jonathan Kahn

--

Dr K

From: [Elaine Biagini](mailto:Elaine.Biagini@marinccouty.org)
To: bos@marinccouty.org; [housingelement](mailto:housingelement@marinccouty.org)
Subject: Plans for additional housing residence in Marinwood/Lucas Valley
Date: Saturday, February 26, 2022 3:34:02 PM

I see the maps and have concerns that things aren't matching.

1. The Housing Distribution Scenario says: Ensure Countywide Distribution - really? It looks like a disproportionate amount of it is in unincorporated Marinwood/Lucas Valley - 3,569 units to be exact
2. Then two of the sites are still contaminated from the former cleaners at Marinwood Market Plaza - St. Vincent's and Marinwood Market Plaza. So what happens with the housing planned in these locations? 1936 units?
3. I'm not opposed to additional housing, but it should be done gradually and incrementally. I'm concerned about the number of units planned for Jeanette Prandi/Juvi of 254 units. **That**, I, believe, is **WAY more** than Rotary Village. It is one thing if it is planned as beautifully as Rotary Village with one-story facilities and have trees and landscaping. It is another thing if you build a 4 story building in the center of the meadow of Marin County Parks.
4. And some things to remember: **We are a fire danger area** now that we have had a fire evacuation this last summer. And what happens to road traffic during an evacuation? And if they don't drive, what happens to them?
5. **And what about the Water Shortage in Marin County with conservation being the ONLY SOLUTION so far?**
6. It is my understanding that the builders of these units won't have to pay **property tax**. So what does THAT do to our schools? Fire Department? EMT? And who picks up the tab....Marinwood/Lucas Valley homeowners? And do we pick up the tax tab for ALL THE UNINCORPORATED AREA of 3,569 units?
7. Encourage Infill and Redevelopment Opportunities: Can the residents of these residents drive? Are they close to services, jobs, transportation and amenities? I don't think so, especially if they can't drive.

Elaine Biagini
835 Greenberry Lane
San Rafael, CA 94903
415.479.0505

From: [hentz francine](#)
To: [housingelement](#)
Subject: Housing Sites in Tomales
Date: Sunday, February 20, 2022 12:15:55 PM

Hello,

After trying for quite sometime to use the Balancing Act tool for submitting my comments, with no success I've decided to email you instead. I got as far as "You cannot submit a budget that is in deficit" a few times, and could not not make adjustments to the sites already listed.

I would like to suggest an alternative site to the one listed on the east side of Hwy 1 and 1st Street in Tomales. After living in Tomales very close to 30 years, I feel the intersection there is already quite impacted due to school traffic approaching both elementary and high school, the district office traffic, our downtown businesses including bakery, deli, and general store and much weekend tourist traffic mistaking their way to Dillon Beach.

I feel one or more of the sites at old high school, or further north of "hub" of town would be more suitable and would not add to the current congestion.

Thank you for any consideration you may give the situation, sincerely Francine Hentz, Tomales

From: [jack krystal](#)
To: [housingelement](#)
Subject: Housing site: 260 Redwood Hwy, Almonte
Date: Wednesday, February 23, 2022 11:06:17 AM

The information lists only 1 Parcel, which is wrong - there are 3. It lists only 36 possible Housing units, which is wrong - it should be 36 units for Workforce or Senior units and 73 Hotel rooms, which is what the Tam Valley community Plan calls for on the larger Parcel. This site is located in the Manzanita area, not Almonte.

Best, Jack

From: [Jacqueline M Haber](#)
To: [Rodoni, Dennis](#); [housingelement](#)
Subject: Statement against a plan to build 98 houses in the San Geronimo Valley
Date: Saturday, February 26, 2022 10:58:31 AM

Dear Supervisor Rodoni and Deputy Director Leelee Thomas,
I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.

Sincerely,
Jacqueline Haber
P.O. Box 297
Lagunitas, Calif. 94938

From: [James Gault](#)
To: [housingelement](#)
Subject: Housing Development in West Marin
Date: Sunday, February 27, 2022 12:16:30 PM

Regarding the housing element issues:

I agree with and adopt as my own the comments submitted by the Environmental Action Committee of West Marin (EAC), and request that you add my name in support of EAC's position.

And additionally, and by all means, Marin County MUST maintain the zoning (A-60) and all other policies designed to protect and enhance agriculture in West Marin.

Thank you, and respectfully submitted.

James Gault

From: [Janet Coyne](#)
To: [housingelement](#)
Subject: Marin County proposed housing site and distribution
Date: Thursday, February 17, 2022 2:39:32 PM

To Marin County Housing Element:

This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming.

Per the board of supervisors principles, please note my feedback below.

1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc.

Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin:

St Vincents: 1800

Marinwood Market: 136

Blackstone (site of religious house): 32

Mt Lassen/deli: 58

Jeanette Prandi/Juvi: 254

Lucas Valley Rd/near terra Linda Ridge: 26

Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin)
Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)

3: Encourage Infill and Redevelopment Opportunities; Juvi/Jeanette Prandi currently has low income senior housing. An expansion of this senior housing would be good use of this area and needed in the community. Multistory housing/254 units on this small property does not fit in with this area of single family homes and the surrounding openspace and can not be supported by current transportation structure and schools. Marinwood market area has been talked about for years as a good site for housing units because of access to 101, market, etc. and is a good location for expansion of housing- it is also close to public transportation. St Vincents is a large undeveloped area that could likely support some housing, but 1800 units does not limit building on open land.

4: Consider Environmental Hazards: WATER AND WILDFIRE.... This pertains to most of Marin County. We have a limited supply of resources to accommodate doubling of the population of marinwood/Lucas valley.

Juvi/Jeanette Prandi & Mt Lassen housing expansion would impact LUCAS VALLEY Road traffic, especially during school /work commutes and also impact evacuation routes out of the valley. This road is also heavily used by bikers/cars en route to west marin.

Thank you for your consideration.

Janet Coyne

From: [Janice Baldwin](#)
To: [housingelement](#)
Subject: Fwd: Opposition to 98 houses in San Geronimo
Date: Sunday, February 27, 2022 1:20:04 PM

Dear Supervisor Rodoni and Lee Lee Thomas,

Please don't approve this development! It is way too big and is in a terrible location. It will destroy the beautiful view that every Valley resident welcomes on their return home to the SG Valley. Yes we need some **affordable** housing, but not on this parcel, and not at market rate. The Sir Francis Drake corridor in San Geronimo should remain rural. This huge development would create a new, unnecessary and unwanted village.

Please say no.

Sincerely,
Janice Baldwin
San Geronimo

From: [jannick pitot](#)
To: [housingelement](#)
Subject: Feedback on Santa Venetia housing
Date: Thursday, February 17, 2022 8:45:18 AM

I attended the zoom meeting a few nights ago. I share the concern of some of my neighbors, well articulated by Gina Hagen. While I totally support affordable housing (so question if this will be "affordable" for working class people), I think we already have too many high density buildings on San Pedro Road, Jcc, school, rest homes, elder affordable housing, civic center etc... So I would support maybe 25 more units or something manageable, but hundreds seems like asking for trouble in an emergency.

I live on Labrea way and I am glad we have housing for families, down the street, but a common problem is the amount of cars and high occupancy of some of the apartments. The overflow of cars goes all the way to Rosal, and currently I have had cars parked in front of my house for a month and more. It is not a significant problem in my case, but my neighbor who has teenagers with cars, is having to struggle to park their own cars, while the overflow is from housing two blocks away.

Obviously San Rafael is a good place for more housing and i would think a place closer to the freeway like Marin Square could be used for extra units of housing. I also would personally like to build an accessory unit in my front yard for a student, teacher, medical professional, at affordable rate. It would be nice to have a department in Marin county who could help seniors like myself design,, get permits, and loans to afford to create such units. I myself was a renter in Marin for 36 years and lived in in-law apartments. I found it much more private and a win/win solution for the owner, typically older retired person, and myself as young professional. I was excited about an organization called Lily Pads and attended a meeting but found out later the owner was no longer providing services. So this would be a great thing to promote.

Thank you for including us in your work. Hope we can have more affordable housing, while preserving the safety of our neighborhoods.

Jannick Rosenblatt
86 Labrea Way
San Rafael, CA 94903

From: [Jayne Cerny](#)
To: [housingelement](#)
Cc: [Rodoni, Dennis](#)
Subject: Proposed Development, West Marin unincorporated areas
Date: Saturday, February 26, 2022 1:16:16 PM

To the housing agency of Marin,

The proposed development and locations designated for housing in unincorporated West Marin is ill-conceived and inappropriate. This appears to be a numbers game on the part of the County and outside, contracted MIG development agency. The plan lacks consideration for or understanding of natural resources, environmental hazards and the existing community.

Communities around Tomales Bay are watershed areas with drainage into the vulnerable bay, creeks and streams, the salt marshes and wildlife habitats. The proposed Cottages building site is an environmental hazard to an already contaminated salt marsh and channel leading to Chicken Ranch Beach, Tomales Bay. As a result of previous inappropriate building and filling in a salt marsh, this has been an ongoing problem for many years. The site near Vladimir's restaurant, across from Dixon Marine, is directly across from Tomales Bay and almost at sea level. This area and the road can flood during a high tide or heavy rain, draining pollution into the bay. Also the proposed building would affect the small downtown of Inverness.

West Marin is served by narrow, curving, two lane access roads. For Inverness there is only one road, in or out, a problem during flooding, fires, landslides and general overcrowding on weekends and holidays. These roads frequently need repair when lanes crumble into a creek, hillside or the bay. No freeways please, as was proposed in the 60s.

I have lived in Inverness since the 70s. As a single working mother, a teacher, I raised my daughter in Inverness. Over the years I have seen families and friends move away as rentals, cottages and small units were converted to more lucrative Airbnbs and second homes. There are 4 houses around me with 2 units in each. Two are completely unoccupied. Two are rarely used by their absentee owners, leaving each second unit vacant. There are many houses like this in Inverness and far too many BnBs and other short term rentals. An absentee owner might purchase a house, spend an exorbitant amount of money improving it for short term rental or investment. Possible housing is currently available.

West Marin already has serious problems related to climate change, as well as overcrowding, road congestion air and noise pollution from cars, sewage and, most obviously, water. Inverness is served by water storage tanks and is already predicted by IPUD to be more of a problem this year than last. Reservoirs dry up and water pipes only move water from one drought ridden area to another. Any development is a threat to our limited water supply.

The arbitrary number of proposed building in these unincorporated areas of West Marin ignores the environment, nature and roads. The plan is insensitive to the existing communities and the influence of inappropriate, even hazardous, building.

Thank you,
Jayne Cerny, Inverness

Sent from my iPad

From: [FRED AND JEAN BERENSMEIER](#)
To: [housingelement](#)
Cc: [Rodoni, Dennis](#); [Kutter, Rhonda](#)
Subject: Marin Housing Element: SGV recommendations
Date: Friday, February 25, 2022 2:09:23 PM

From: Jean Berensmeier <jeanberens@comcast.net>
To: Leelee Thomas, Deputy Director of Housing and Federal Grants
"housingelement@marincounty.org"
cc: "Rodoni, Dennis" <drodoni@marincounty.org>, Rhonda Kutter
<rkutter@marincounty.org>
Date: 02/25//22
Subject: Housing Element sites for the San Geronimo Valley

Hi Leelee,

I attended the Wednesday evening presentation last week dealing with the State mandate for increasing housing in Marin. Clearly, you have been given a difficult task. Your introduction of the Guiding Principles and "explore strategies" was well done and appreciated. You answered most questions very well. Regretfully, time constraints didn't allow for in-depth responses and discussion. In every case, yours was the final comment and you, of necessity, moved on . . . I also wish there had been more time for comments. It was kind of you to stay later. That was appreciated and beneficial but some of us couldn't stay because we had another meeting to attend following your scheduled presentation.

I have lived in the San Geronimo Valley (Lagunitas) for 60+ years. I was one of the leaders in the five year effort (1972 -77) to create a Community Plan that would preserve the Valley's rural character and natural resources and continue to be active. I was disappointed that so few homeowners from the Valley attended your presentation. Despite the county's efforts, I'm convinced that many Valley residents simply don't know about the current Plan and would be shocked to learn about it and its impact. We can rectify this problem. **I request that you hold a meeting at the Lagunitas School multi-purpose room and make a presentation, with maps, and get one on one feedback from San Geronimo Valley residents and groups regarding recommendations and alternatives.** In addition:

- I support the need for affordable housing in the San Geronimo Valley particularly for those with less than a moderate income.
- I support community involvement studying the issue of what, where, why and how (with the Community Plan as our guide) to deal with affordable housing in our valley, before providing any sites listing.
- **Remove the high school site from any consideration for housing.** It is not supported in our Community Plan (see excerpts below). In addition, this is the critical view shed that every Valley resident experiences and "welcomes" on their return "home" to the San Geronimo Valley as they negotiate the curve, going west, at the bottom of White's Hill leaving the eastern urbanized corridor (where over 90% of Marin residents live), behind. This priceless Valley view encompasses the entire Ottolini/Flanders ranch and the Spirit Rock Meditation

Center property from the meadows on the flats, to the uplands and ridge that seems to disappear going west towards the Nicasio pass.

High School Site Issues:

- The development currently proposed would create the equivalent of a "new" village and its location next to SF Drake Blvd. would destroy the Valley's rural character.
- Increased traffic would overwhelm Drake Blvd. in route to and from the eastern urbanized corridor and 101.
- The north east section of San Geronimo Creek, which is home to coho salmon and steelhead trout, appears to be in this area. If confirmed, protection of this area could impact proposed development.

FYI - Historically, this 50 acre school site was originally owned by the Ottolini/Flanders Ranch family. It was condemned for use of a planned High School -- part of the '61 Master Plan calling for 20,000 residents and 5000 homes. This '61 Master Plan was scuttled in 1972/73 after the newly elected Board of Supervisors voted to adopt the new County Wide Plan. Subsequently, the BOS began the development of highly successful Community Plans for designated areas in West Marin.

At one point, (the '80's I think) the Tamalpais school board considered selling it's 3 unused school sites. Two were in the eastern corridor and one was in the Valley. The board appointed a committee to study the situation and make a recommendation. It was composed of Kate Blickhahn (Drake High School Superintendent), Dale Elliott of Forest Knolls and me. They implemented our recommendation to sell the two sites in the eastern corridor and preserve the Valley site for agriculture. The Flanders family subsequently worked out a lease (still in effect) with the District so their cattle could use it for grazing as was done when they owned it. Two proposals to create an orchard never materialized.

- **Presbyterian Church** - I cannot support the numbers proposed until I learn how much and where their property is located.

Leelee and Staff:

- The SGV Community Plan (CP) was developed by the Valley community over a five year period (1972 - 1977) with the help of CDA staff and adopted by the Board of Supervisors in 1977. Sections were updated in 1982. I was the CP Committee Chair for the Planning Group when we did a major/complete update in 1997. The Plans major goals have never changed -- **keep the Valley rural and protect its natural resources!**

- See the CP pages IV-12: "Tamalpais Union High School Dist. The community would like to see this parcel remain in agricultural use." Many years ago, the Tam School Dist. needed funds and were considering selling the three undeveloped school properties they owned. They appointed a School Property Study Committee to make a recommendation composed of Kate Blickhahn - Drake High School administrator,

Dale Elliott, a Forest Knolls resident and myself. The school board accepted our recommendation. They sold two school properties located in the eastern urbanized corridor and kept the Valley site for potential "agricultural use." I am not aware that their position has ever changed. Your job is to make recommendations to fulfill this new State imposed requirement. In that capacity, you need to be sure you are sensitive to every West Marin communities CP regarding their long held goals and objectives. Ours have been clearly stated in our CP since adoption in 1977. Any changes proposed must START with input from the community group that represent the community affected and come from the County **working** with that community.

I am ccing Supervisor Rodoni and his aide Rhonda Kutter as I do not know if they are aware of some of the Valley's relevant history or the importance to Valley residents of preserving the "magical" view shed entry to our Valley "home."

I look forward to working with Valley residents and you and your staff to protect and serve the San Geronimo Valley as we seek to implement changes . . .

Sincerely,
Jean Berensmeier
Lagunitas
415-488-9034

PS I just learned that you live in Woodacre. Happy to hear it!

From: [Joan Gray](#)
To: [housingelement](#)
Subject: Proposed housing
Date: Sunday, February 27, 2022 4:49:00 PM

To Marin County Housing Element:

This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming.

1: Ensure Countywide Distribution: The Most of the proposed housing appears to be slated for unincorporated Marin County (Marinwood/LUCAS VALLEY). This does not see fair or equitable and will potentially double the population, with severe impacts on all services- sheriff, fire, schools, traffic, etc.

Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin:

St Vincents: 1800

Marinwood Market: 136

Blackstone (site of religious house): 32

Mt Lassen/deli: 58

Jeanette Prandi/Juvi: 254

Lucas Valley Rd/near terra Linda Ridge: 26

Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin)
Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)

3: Encourage Infill and Redevelopment Opportunities; Jeanette Prandi currently has low income senior housing. Expanding the senior housing would be good use of this area and needed in the community. Currently the walking path is used by seniors for a safe place for exercise and fresh air, as well as young children learning to ride bikes or parents with young children. The large multistory housing does not fit in with this area of single family homes and the surrounding openspace and can not be supported by current transportation structure and schools.

Marinwood market area seems like a good site for housing units because it is close to 101, market, etc. and is a good location for expansion of housing- it is also close to public transportation. St Vincents is a large undeveloped area that could likely support some housing, but 1800 units does not limit building on open land.

4: Consider Environmental Hazards: WATER AND WILDFIRE.... This pertains to most of Marin County. We have a limited supply of resources to accommodate doubling of the population of marinwood/Lucas valley. In the unfortunate case of a wildfire (there was one only last fall), Lucas Valley Road is the only exit/escape route towards safety. If there were double the number of cars on the road at one time, it would be devastating and potentially catastrophic!

Juvi/Jeanette Prandi & Mt Lassen housing expansion would impact LUCAS VALLEY Road traffic, especially during school /work commutes and also impact evacuation routes out of the valley. This road is also heavily used by bikers/cars en route to west marin.

Thank you for your consideration,
Joan Gray

From: [Karen Evans](#)
To: [Rodoni, Dennis](#); [housingelement](#)
Subject: Community housing plan for Woodacre
Date: Saturday, February 26, 2022 2:35:13 PM

Dear Supervisor Rodoni and Deputy Director Leelee Thomas:
I do NOT support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. Not to mention the massive increase in traffic and fire hazard/danger such a development would create. I support seeking alternative Valley sites to meet our affordable housing obligations.

Sincerely,
Karen Evans
P.O. Box 342
Woodacre, CA 94973

From: tamar.rose@comcast.net
To: [housingelement](#)
Subject: Marin County Housing Element
Date: Saturday, February 26, 2022 9:17:59 PM

I am extremely perturbed that plans are being made to build housing in within the wetlands and flood zone contained in the old Silveira ranch and St Vincent's properties. This wetlands will become increasingly important as the sea level rises and flood zones will be even less inhabitable year round. This will leave any housing there soon uninhabitable but some builder richer and some county officials who only went through the motions of actually providing affordable housing

This issue was already explored and sanity prevailed in leaving the wetlands to be wetlands. Any housing, affordable or otherwise, should be built on appropriate land, not a flood zone which will damage any housing built on it.

Katherine Harband

From: [Katherine Knecht](#)
To: [housingelement](#)
Subject: Concerns about building on wetlands
Date: Thursday, February 24, 2022 1:27:51 PM

Hello,

I wanted to share concerns about a proposed housing element on the corner of Olive avenue and Atherton (275 Olive Ave, currently a nursery). That site is a wet meadow and not an appropriate building location for a development of 50 homes. It is already subject to frequent flooding, is essentially sitting on top of a wetland nature preserve, and is basically at sea level. If you walk out there today, it is mostly under water. The inevitable sea level rise that will impact that spot makes it, and any other sites at that elevation, inappropriate for further development.

Is it alright to ask why this parcel is being considered when these conditions are well known? The consideration of this site raises a concern that other similarly inappropriate sites may also be up for consideration in other parts of Marin. Would it be possible to get a list of any sites that are within 500 feet of a wetland? I studied wetland habitat restoration planning in graduate school, and was under the impression that CEQA/CWA sect 404 prevented projects from being built on top of or close to wetlands.

Thanks,
Kat

(415) 497 7125

From: [Kathleen Gaines](#)
To: [housingelement](#)
Cc: [Connolly, Damon](#); [Sackett, Mary](#); [BOS](#)
Subject: Comments about housing proposals in Marinwood Lucas Valley
Date: Sunday, February 27, 2022 4:44:12 PM

Dear Planners and Supervisors:

I found the online tools for commenting cumbersome and inscrutable, and much too time consuming to use. Overall, I support development of new affordable housing here in Marinwood. However, the numbers recommended by the state are unsustainable. The county will need to be more realistic about what we can handle, incorporating existing infrastructure and natural resources, most importantly water.

So, the following are my comments about specific housing allotment recommendations in Marinwood Lucas Valley. Below, I have copied the list as I understand it, with my comments.

Sites under consideration in the Marinwood/Lucas Valley areas:

- St Vincent's School - 1800: **NO** Because there is little infrastructure at St. Vincents, including access to schools and public transportation, this is a poor site for development. Certainly not 1800 units which is an entire community. The only housing at St. Vincents should be limited to students (dorms) and staff.
- **Marinwood Market** - 136 **100 or less**: Best and necessary site for redevelopment, but it should be a mixed use development as was proposed by Bridge Housing some years ago. Housing number should be reduced to under 100.
- 530 Blackstone Drive (site of religious house) - **32 ???**
- 7 Mt Lassen (site of office park) - **58**: Would this replace office park? If so 58 apartments or condos seems reasonable. No market rate
- 2 Jeannette Prandi Way (site of Juvenile Hall) - 254 **100 or less** Good location but too many units, must be affordable. Rotary Senior Housing is excellent. Perhaps expand affordable housing for seniors there with larger 2 BR units.
- Lucas Valley Rd/near terra Linda Ridge: 26 **Where is this? Where the stable is now located?**

Thank you.
Kathie

Kathleen Gaines
365 Quietwood Drive, San Rafael CA 94903
415-717-6640

From: [Kathleen Gaines](#)
To: [housingelement](#)
Cc: [Connolly, Damon](#); [Sackett, Mary](#)
Subject: Excellent site for housing in Marinwood
Date: Wednesday, February 9, 2022 11:53:21 AM

Dear Planners:

I hope that the Marinwood Plaza/market site is again under consideration for housing. As you most likely know, some 15 years or so ago, the community shot down an excellent proposal from Bridge Housing. Except for the market, the property remains a derelict eyesore. Many of us in Marinwood would like to see the property improved, including a modest amount of housing development, along with community amenities such as a coffee shop, brew pub, or other gathering place, and other shops such as hair salon, co-working space, etc.

It is close to public transportation, schools, and major employers most notably Kaiser. It's a far superior site for development than the St Vincents property which has myriad sea level rise and other environmental challenges, and very little other infrastructure.

I hope the property will be on be on tomorrow's meeting agenda.

Regards,
Kathleen Gaines
415-717-6640

From: [Kathleen McEligot](#)
To: [housingelement](#)
Subject: Input to the Housing Element Update
Date: Saturday, February 26, 2022 5:41:31 PM

I am writing in response to the 2023-2030 Housing Element Proposals for the Los Ranchitos area of Marin County. The current proposal for approximately 139 additional units in Los Ranchitos does not consider the safety of residents and the impact on the natural environment.

1. Los Ranchitos is made up of lots on narrow hillside streets, without sidewalks and street lights. Adding more units will increase the difficulty of fighting fires on the upper streets or safely evacuating residents when earthquakes occur.
2. The only way in and out of Los Ranchitos is on Los Ranchitos Road. Traffic on Los Ranchitos Road becomes gridlock today when there is the slightest slowdown on Highway 101. I expect traffic will increase as the proposed housing units in the Northgate Mall are built. Adding more units in Los Ranchitos will make that even worse.
3. Where will the water come from for all of these proposed additional housing units, including the ones outside of Los Ranchitos? We are all reducing water usage to meet current water restrictions. I would think new sources of water should be identified and funded before large scale housing increases are proposed.
4. Los Ranchitos lots were created and deeded to be 1 acre minimum parcels. We are zoned light agricultural, resulting in many barnyard animals and backyard vegetable gardens. The rural nature of this area is what attracted me to this area and I am sure that is true for most of my neighbors. As I noted above, many of our streets are on steep hills. So to get 139 additional units in Los Ranchitos zoning will be changed to allow apartment-like buildings on the flatter streets. This will destroy the rural/wildlife feel to this neighborhood.

Thank you for the opportunity to respond,

Kathleen McEligot
91 Circle Road

Sent from my iPad

From: [Kay McMahon](#)
To: [housingelement](#)
Subject: Comments
Date: Sunday, February 27, 2022 7:09:05 PM

The deadline for input is unrealistic and the tool is exceedingly difficult to use.

I understand the County is under pressure to meet the State mandate, however this plan is like throwing darts at a map. It fails to address critical disaster planning in advance of determining even potential site selection.

Responding to the coastal zone:

I find it extremely distressing that with the impact of climate related severe fire risk, drought, resource depletion, traffic, parking, lack of sewer, emergency ingress/egress, etc., that we are considering adding increased density.

The tool does not allow for pinpointing houses that sit empty, or the 600 plus vacation rentals in West Marin.

I support accessibility to community based housing. If there were a severe limit placed on vacation rentals in the Coast Region, clawing back on permits/allowances, a number of livable units equal to the numbers proposed would be freed up. I have lived here for 40 plus years and have seen housing go the way of increased tourism, housing stock becoming vacation/business stock and 2nd home owners with frequently vacant homes.

Until the Coastal Commission understands the risks involved to increased density and supports strict limitations to vacation units/business, the problem will persist no matter how many new units are introduced.

It is unfortunate that it will likely take a fire storm / evacuation disaster to illustrate the hazards compounded by sheer numbers.

My cottage on the Inverness Ridge burned in 95 and the risk then was a fraction of what it is today.

Driving Sir Francis Drake on a usual busy weekend, or most days during the summer, is the equivalent of coastal gridlock. Adding more units at the bottom of White's Hill, Nicasio, Point Reyes, Olema, and Inverness is placing more people in vulnerable locations. Imagine residents trying, along with thousands of visitors, to flee during an inevitable disaster on a narrow artery.

Stop vacation rentals; create incentives to convert empty living units to housing stock.

Kay McMahon
Inverness, CA

From: [Kevin Cushing](#)
To: [housingelement](#)
Subject: Housing
Date: Tuesday, February 8, 2022 12:29:46 PM

I like how an unelected board (ABAG) comes up with this huge number and threatens the county with a big stick. Never mind the additional water resources that would be needed for all these new residents in a drought prone area.

Sent from my iPhone

From: [Laura S.](#)
To: [Rodoni, Dennis](#); [housingelement](#)
Subject: Please, Please no houses on High School Property/Flanders Ranch, Woodacre
Date: Saturday, February 26, 2022 12:50:20 AM

Dear Supervisor Rodoni and Deputy Director Leelee Thomas,

I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.

Sincerely,
Laura Szawarzenski
415 488-0114

From: [Clark, Susannah](#)
To: [Thomas, Leelee](#)
Subject: FW: Housing Element Roadshow on 2/2/22
Date: Monday, February 7, 2022 10:10:16 AM

Stephanie wonders if you could provide answers to Mr. Kaplan. See below. Thanks. Susannah

From: Lawrence Kaplan <lawrencejkaplan@gmail.com>
Sent: Thursday, February 3, 2022 6:02 PM
To: Clark, Susannah <sclark@marincounty.org>; Moulton-Peters, Stephanie <smoultonpeters@marincounty.org>
Cc: Ann Kaplan <annlkaplan@gmail.com>; lawrencejkaplan@gmail.com
Subject: Housing Element Roadshow on 2/2/22

Dear Ms. Clark & Supervisor Moulton-Peters,

Yesterday afternoon, I had the pleasure of speaking with Ms. Clark about the wisdom (actually, the lack of it) in the choice of potential sites around Tam Junction. Last night, I participated in the "roadshow" and, as a result, I am asking for your help in following up on one matter.

During the presentation by Jose Rodriguez, he mentioned that one of the "Guiding Principles" for the BOS is the consideration of "environmental hazards". It doesn't take long to recognize the hazards of sea level rise, a long history of flooding and traffic in our neighborhood, among others.

But, in addition, Mr. Rodriguez made an interesting rejoinder to a question about whether certain sites can be included in this study if such sites have been previously reviewed and rejected. He was not too clear but he suggested that the State of California has some "requirements" if a previously rejected site is again brought up for analysis.

I asked him to specify (1) which of the four Tam Valley sites have already been considered and rejected, and (2) what are the state's requirements (if any)--that are different or additional--that would apply to such sites.

He did not have the information available to answer either question and it didn't appear to me that there would be much of an effort to research those questions and disseminate the answers.

Hence, this email. Do you know the answers? If not, would you please put in motion an effort to discover the answers? It may not be dispositive, but then again, it may be important.

Thank you for your attention and assistance. I look forward to hearing from you.

Kind regards,
Lawrence Kaplan

--

www.lawrencejkaplan.com

From: [lenore.arnoux](#)
To: [housingelement](#)
Subject: SGV
Date: Sunday, February 27, 2022 2:34:27 PM

Dear Supervisor Rodoni and Deputy Director Leelee Thomas,
I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.

Sincerely,
Lenore Arnoux, RN, NP
WMSS - Vice President
415-518-4404

From: [Linda Boyd](#)
To: [housingelement](#)
Cc: [BOS](#)
Subject: Santa Venetia proposed 422 units.
Date: Monday, February 28, 2022 9:11:55 AM

To whom it may concern:

I am against the proposed units on North San Pedro Road. This proposed project is completely unsustainable and not researched for undesirable living situations. There are many factors that indicate

this would not be a good site to build. Factors such as flood control, sea rising at a rate we can expect in the coming years, congestion, removal of a ball park and mostly there

are no services to support this project. Well thought out projects include parks, services, bike paths, sidewalks and a reasonable egress in case of fire. North San Pedro Road

is all ready congested due to a large school and many churches on this road. Another road to San Rafael is available to Point San Pedro Road however this road is failing due to floods in the winter and very

evident sink holes that are not being addressed. More traffic would of course erode the roads further and in the past have had slides on this road particularly after recent tree removal has increased the

likely occurrence.

My address is 680 North San Pedro Road, San Rafael, CA 94903.

Thank you,

Linda Boyd

From: [linda gomez](#)
To: [housingelement](#)
Subject: Housing sites
Date: Monday, February 14, 2022 4:37:42 PM

Any and all housing sites should consider availability of public transportation and availability of services, ie, grocery stores and pharmacies. It makes no sense to put any housing in out of the way sites where more cars are put on the road.

Housing closer to hwy 101 is appropriate. Considering putting any housing on the site of the once San Geronimo golf course is wrong. It's too far out, creating more congestion on an already congested road. It also goes against the property zoning. In case of fire, ingress and egress would be even more impacted than it is now

Sent from my iPhone

From: [Leyla Hill](#)
To: [housingelement](#)
Cc: [Connolly, Damon](#); [Sackett, Mary](#); [Thomas, Leelee](#)
Subject: Housing Element Feedback from Los Ranchitos
Date: Sunday, February 27, 2022 10:10:53 PM
Attachments: [Comments for Housing Element 2022.pdf](#)
[clip_image001.jpg](#)
[clip_image002.jpg](#)

To: housingelement@marincounty.org

Cc: Damon Connolly dconnolly@marincounty.org

Mary Sackett msackett@marincounty.org

Leelee Thomas lthomas@marincounty.org

Re: Housing Element / Proposed Re-zoning of Los Ranchitos for multi-family housing

Date: February 27, 2022

The homeowners and residents of Los Ranchitos strongly believe that re-zoning Los Ranchitos for denser housing is inappropriate and short-sighted and strongly oppose this change. As you prepare the Housing Element for 2023-30, please take the following into consideration:

1. Incorrect categorization of parcels as “underutilized residential.” As a neighborhood, and in terms of its past and current deeds, land use and zoning designations, Los Ranchitos is fully built out. Los Ranchitos was founded and developed on the basis of one (1) single family dwelling per parcel, with the minimum parcel size of 1 acre. For this reason alone, rezoning is undesirable to the property owners. There are few if any unbuilt lots, and the few that may exist are highly sloped properties up steep, one-lane streets, likely private roads maintained by the property owners themselves, not by the County. These are wholly inappropriate for multi-family development.

2. Arbitrary categorization of parcels as “underutilized residential.” Not all the properties in Los Ranchitos are highlighted in the map hyperlinked to <https://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion> .



The assignment of properties as “underutilized residential” on the basis of property improvements is inconsistent and incorrect. Many properties that have been extensively remodeled are incorrectly designated as “underutilized.” Many properties that have not been remodeled are not designated as “underutilized,” when under the County’s own definition, they should be. These designations are arbitrary and inconsistent, and inconsistent with reality.

For example, properties at the south crossing of Circle Road and Los Ranchitos Road are not highlighted for re-zoning. They are flat parcels, easily accessible to Los Ranchitos Road, with no improvements, renovations, or redevelopment to either property in recent years. They are no different from any of their neighbors which are highlighted for rezoning. The assignments are arbitrary. Similar inconsistencies and unexplainable juxtapositions exist all over the above-linked map.

My own property at 30 Indian Road is highlighted for rezoning. It is on a steep slope, with very little level land. What there is has been terraced to make a small rose garden and a small orchard with about 5 trees. The rest of the property is steep. We own two acres, the 2nd of which is so steep that previous owners who tried to split it off were denied because it was deemed “unbuildable.” The property is accessed by a single-lane private road maintained by the bordering property owners. The road cannot be widened. The property is completely inappropriate and unbuildable for multi-family housing.

We would be happy to host a planner for a tour of our neighborhood. Anyone actually present on our land immediately understands the insurmountable obstacles that would be encountered in trying to build multi-family housing on the vast majority of properties here.

3. Incorrect Improvement-to-land ratios on property tax records. We disagree with the

County’s assessment of Los Ranchitos properties as “underutilized residential” according to the



definition presented. Properties in Los Ranchitos have been maintained and are being lived in and enjoyed mainly by owners in residence. The high land to improvements ratio most likely results less from remodeling than from continuous, long-term property ownership under Proposition 13. Since many properties have not changed hands in recent years or even

decades, or are passed on from one generation to the next, their values have not been updated by recent market conditions and values.

4. Steeply sloped streets and properties. All properties, other than a few on Los Ranchitos Road and on Circle Road, are on slopes. Most properties are on steeply sloped parcels, on narrow (one-lane) roads, and many of the roads are privately maintained by the property owners, not by the County. These streets make the properties completely inappropriate for zoning for greater density. There would be issues with parking, fire safety, and most importantly, evacuation in the event of fire or other emergency.

5. Even if rezoning occurs, multi-family housing won't actually be built. If rezoning of all, most, or even part of Los Ranchitos occurs, what will happen at the end of the Housing Element cycle when sufficient additional housing has not been built here? Properties change hands very slowly in this neighborhood. None of the members of the Los Ranchitos Improvement Association have any interest in creating denser housing on their properties, save for the occasional ADU that doesn't require up-zoning to build now. Our property owners are here because they enjoy and want to continue to enjoy the rural, spacious, and natural character of our neighborhood and our single-family homes on our minimum 1-acre properties. A few elderly owners may sell, but as has happened several times in recent years, their properties will be bought by their neighbors or other owners already in the neighborhood. You can put numbers down on paper now, but unless developers force their way into the neighborhood onto a very few parcels, denser housing will not actually be built. It will not be sufficient to solve housing issues in Marin County or to satisfy the aims of RHNA for the county.

6. Rezoning will destroy the rural nature of Los Ranchitos. Is nowhere allowed to retain a rural character anymore? Our parcels and homes were created and deeded to be 1-acre minimum parcels for single family housing. Increasing density here will destroy the rural nature of our neighborhood.

7. Fire hazard in the Wildland Urban Interface (WUI). Los Ranchitos is a Wildland Urban Interface (WUI). Denser housing will increase fire hazard in the WUI and more potential for damage and loss of life in the event of fire and the need for hasty evacuation at the same time large Fire trucks are trying to enter.

8. Emergency Vehicle Entry, Evacuation and Egress. How would even more residents be evacuated safely and speedily from our neighborhood? All of our narrow residential streets empty onto Circle Road and then to Los Ranchitos Road, or directly onto Ranchitos Road. Ranchitos Road is one lane in each direction. Even Circle Road and Los Ranchitos Road accommodate only one vehicle in each direction. Under current loads, traffic crawls at rush hours and comes to a complete stop when backups or accidents on Highway 101 force cars off

the freeway.

9. Cumulative effects of additional housing at Northgate. The only way into and out of the Los Ranchitos neighborhood is Los Ranchitos Road. The addition of hundreds if not over a thousand (1,100) new units of housing at the Northgate mall site and in Terra Linda will greatly exacerbate traffic and gridlock under normal circumstances and create a huge potential for loss of life in the event of major emergencies like fires or earthquakes.

10. Loss of Agricultural zoning. Since Los Ranchitos is currently zoned Agricultural, what will happen to the many barnyard animals kept here by current property owners? What happens to their status if incoming residents and renters object to them?

11. Water in Marin County. Who has or will be addressing the practicalities of providing water for the 14,400 new residences required by the county-wide RHNA? What would the addition of extra population do to water availability and pricing, after the developers have gone home and the rest of us are still here along with 14,400 new households?

12. Water in Los Ranchitos. Our landscaping and agricultural activities in Los Ranchitos have been greatly curtailed by the current drought. If there were even more housing units and residents here, where would water for them come from?

13. Lack of suburban infrastructure in Los Ranchitos. There are no sidewalks and very few streetlights in Los Ranchitos. Our lots are large enough for most vehicles to be parked in driveways and garages on each property. We have very little on-street parking, and increasing on-street parking would further narrow our roads and make entry and egress more difficult and dangerous in case of fire or other emergency.

14. Many ephemeral creeks divide properties into smaller portions. Los Ranchitos plays a significant role in the watershed. Many properties are crossed by ephemeral creeks and critical drainage ditches that prevent flooding and channel water from the ridge top to the bay. The presence of these watershed elements would greatly limit the amount of land that can be covered by additional housing as well as the location of where such housing that could be built.

15. Many utilities easements bisect properties. Properties in Los Ranchitos have a significant number of easements for utilities like AT&T's fiber. About a decade ago, AT&T excavated Circle Road and laid fiber below ground. They have easements that cut right through and bisect many properties on Circle Road. This would greatly curtail the amount and

location of housing that could be built.

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If you have any questions or would like more information about our neighborhood and our input to the Housing Element process, please don't hesitate to contact us directly.

Sincerely,

S/ Leyla Hill

Leyla Hill, President

Los Ranchitos Improvement Association

P. O. Box 4146

San Rafael, CA 94913-4164

(415) 479-8737

lriaboard@gmail.com

<http://www.losranchitos.org>

2021-22 Board:

David Morris, Vice President

Kathleen McEligot, Treasurer

Judy Schriebman, Secretary

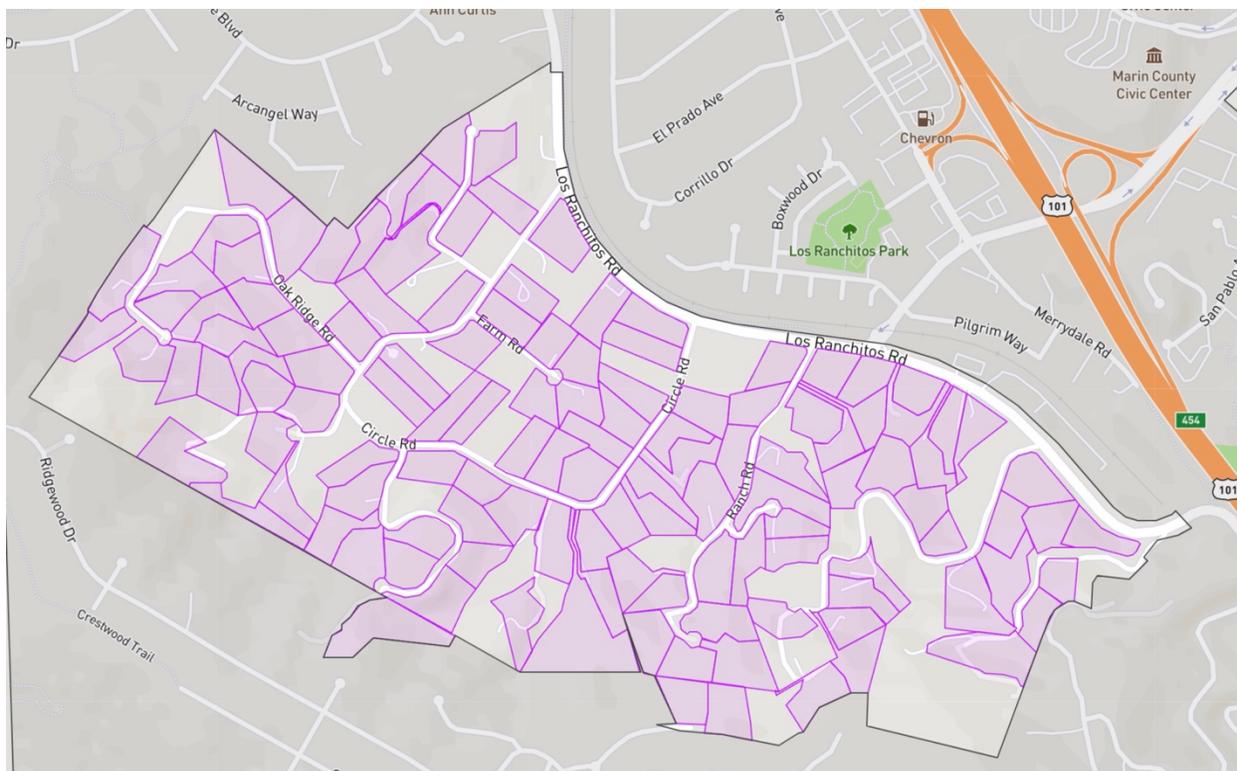
John Wyek, Past President

To: housingelement@marincounty.org
Cc: Damon Connolly dconnolly@marincounty.org
Mary Sackett msackett@marincounty.org
Leelee Thomas lthomas@marincounty.org
Re: Housing Element / Proposed Re-zoning of Los Ranchitos for multi-family housing
Date: February 27, 2022

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The image shows a legend titled "Candidate Housing Sites" with a list of categories, each with a colored square and a checked box. A tooltip is overlaid on the "Underutilized Residential Sites" entry. The tooltip text reads: "Underutilized residential sites are residential properties that are considered underutilized (e.g., older buildings that have not been improved in many years based on Marin County Assessor building and land assessed values) or have the zoning potential for additional residential units." The legend items are: Commercial Center (red), County or Public (cyan), Rehabilitation or (brown), Religious Institution (orange), School Site (blue), Underutilized Nonresidential Sites (pink), Underutilized Residential Sites (yellow), and Vacant Sites (green).

Category	Color
Commercial Center	Red
County or Public	Cyan
Rehabilitation or	Brown
Religious Institution	Orange
School Site	Blue
Underutilized Nonresidential Sites	Pink
Underutilized Residential Sites	Yellow
Vacant Sites	Green

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Sincerely,

S/ Leyla Hill

Leyla Hill, President
Los Ranchitos Improvement Association
P. O. Box 4146
San Rafael, CA 94913-4164
(415) 479-8737
lriaboard@gmail.com
<http://www.losranchitos.org>

2021-22 Board:

David Morris, Vice President
Kathleen McEligot, Treasurer
Judy Schriebman, Secretary
John Wyek, Past President

From: [Mark Raskoff](#)
To: [housingelement](#); [Goncalves, Gustavo](#)
Subject: Housing Element Proposed Sites
Date: Sunday, February 27, 2022 4:20:52 PM
Attachments: [ltr to planning com 22722.pdf](#)

MARIN COVE HOMEOWNERS ASSOCIATION

February 27, 2022

VIA EMAIL: housingelement@marincounty.org
GGoncalves@marincounty.org

The Hon. Damon Connolly
Marin County Supervisor
Division 1

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

County of Marin
Community Development Agency
Housing and Federal Grants Division

Re: Housing Elements—Planned Site Consideration

Dear Supervisor Connolly and Gentlepersons:

As the directors of Marin Cove Homeowner's Association, and on behalf of the Association, we register our strong objections to plans to turn the Old Gallinas school site into a housing complex.

The Marin Cove subdivision is in the Santa Venetia neighborhood. It has 75 units, on single lane streets, and has limited parking areas. The owners are generally single families; some of which have children. The owners, in part due to the limited public transportation, generally use cars to get to and from work.

Marin Cove HOA, not the school district, owns the strip of land on the west side of Schmidt Lane separating the field at the Old Gallinas School District from Schmidt Lane. The HOA does *not* consent to the use of its property to provide access for proposed housing. To the extent the driveway on Schmidt Lane, which crosses the strip of property owned by the Marin Cove HOA, is claimed to be an easement to permit access to the field, if the proposed housing development contemplates the use of such driveway, such is a dramatically increased use of the easement. We do not consent to the use of the driveway to serve a 180-unit development.

For the reasons discussed below, we request the removal of the Old Gallinas property from the list of sites proposed for affordable housing. We make these objections based on Government Code section 65852.21 of the Housing Crisis Act ("HCA"), which provides for denial of a proposed housing development project if such project would have a "specific, adverse environmental and social impact," as defined and determined in paragraph (2) of subdivision (d) of Government Code section 65589.5. A significant adverse environmental and social impact means a "significant, quantifiable, direct, and *unavoidable* impact"

MARIN COVE HOMEOWNERS ASSOCIATION

County Housing Elements Study
February 27, 2022
Page 2 of 4

[emphasis added], based on objective, identified written public health or safety standards, policies, or conditions. (Govt. Code, § 65580.5(d)(2).)

Preliminarily, we object to the lack of notice of consideration of the Old Gallinas school site as a location for affordable housing. The Board only learned of the consideration on Monday, February 21, 2022. In the past, the County posted notices of consideration of proposed construction developments on our streets, or sent circulars to residents, so they could make a reasoned response. Why such notice was not given here is unclear.

In the past, Santa Venetia residents have objected to the County's attempts to either build on the Old Gallinas field, or turn the field into a designated dog park. The residents' objections, then, as now, included concerns as to congestion and parking. Due to the lack of notice, we are only able to offer brief comments as to the unsuitability of the planned development in this location. We do not know, for example, whether the proposal is for the entire closure of the child care center, as well as the field. We do not waive any objection to the lack of notice. We reserve all rights to contest the lack of notice.

As a very brief summary, the significant adverse impacts posed by the housing development include the loss of needed facilities for childcare and recreational purposes, traffic congestion on our streets, parking problems, and safety concerns created by the inability of emergency vehicles to access our neighborhood during periods of traffic congestion. There are obviously more suitable alternatives which, under the HCA, does not permit disregarding these adverse impacts.

First, the loss of a child center (if such is being considered) will dramatically affect local residents who use the center to permit their children to be cared for while they work. The Legislature has declared furnishing facilities for child care serves an important public interest.¹ The field is used by children attending the day care center for recreational purposes. It is unfair to conclude such children should not have adequate recreational space.

Second, turning to the traffic congestion issue, North San Pedro is only a two lane highway east of Civic Center Drive until approximately Peacock Gap. This roadway is already heavily burdened by parents dropping off and picking up their children (weekdays 8-9:15 am, 3-4 pm), and buses transporting children to and from the Venetia Valley school. Approximately 730 children attend the school. The turnouts built during the modification of the Venetia Valley school have not eliminated the congestion problems.

The HCA expressly refers to congestion management, and provides that nothing in the HCA relieves a public agency from complying with congestion management. (Govt. Code, § 65589.5. subd. (e).)

¹ Welfare and Instructions Code §1597.30, provides, in pertinent part:

- (b) That there are insufficient numbers of regulated family day care homes in California.
- (c) There will be a growing need for child day care facilities due to the increase in working parents.
- (d) Many parents prefer child day care located in their neighborhoods in family homes.
- (e) There should be a variety of child care settings, including regulated family day care homes, as suitable alternatives for parents.

MARIN COVE HOMEOWNERS ASSOCIATION

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A 180-unit housing complex on the field will obviously have additional vehicles coming into the neighborhood. Residents will likely have at least one vehicle, have visitors who use a vehicle to come into the neighborhood, and cause commercial vehicles to travel into the neighborhood to deliver goods, as well as provide maintenance and repair services to residents of the complex.

During the hours when school is starting or closing for the day, traffic is bumper to bumper from the Venetia Valley school to the traffic light at Civic Center Drive. During this period, as residents have repeatedly pointed out in prior Marin County hearings, emergency vehicles cannot pass. With the Marin Post Acute home at 234 North San Pedro, and ambulances not uncommonly needed, it does not take a great deal of imagination to believe the congestion poses a significant healthcare risk to persons at the home. The blockages also pose general healthcare and fire risks, to residents in the Las Gallinas area if emergency equipment cannot reach the properties which need assistance. On weekends, the roadway is commonly used by visitors to the China Beach state park.

Third, the Old Gallinas field is also regularly used as a de facto park for recreational purposes. The property is used by the Little League, children playing, and other uses by residents. Tenants in the Venetia Oaks section 8 housing at 263 North San Pedro also use the park for recreation. Unlike other neighborhoods in the area, there are no local parks in the immediate Santa Venetia residential area. Parks are a recognized public interest.² Such use should continue, as the loss would be a significant adverse impact.

Fourth, with repeated rumors of repairs to the Las Gallinas sanitary drainage system, if a development were to be located on the field, we question whether the current system would adequately service residents' needs. The Housing Crisis Act permits consideration of sanitary concerns in determining suitable sites. (See Govt. Code, § 65852.21. subd. (c)(2).)

Fifth, our area has limited street parking. The Housing Crisis Act refers to parking concerns, and states a governmental authority may limit off street parking to one space per unit. (Govt. Code, § 65852.21, subd. (c)(1).) With a 180-unit complex, even if parking were limited to one off street parking space per unit, where is such off street parking going to come from? The area on Steven Court on the northwest side of the Old Gallinas field is private property, and is not a public street. Our streets already have limited parking, and complaints have repeatedly been made as to overnight parking of oversize commercial vehicles (including tree wood chipping equipment with sharp edges parked in areas next to the childcare center where children could climb on, and be injured on, such equipment), and longtime storage of vehicles parked on our streets. Such parking incidents, in a residential area, are nuisances and potential safety risks to children and residents. The residents' requests' for signage stating restrictions on such parking have not been accepted.

Sixth, the HCA requires a consideration of alternative locations. If school sites are believed suitable, why is the total vacant and boarded up MacPhail school site at the east end of Vendola Drive not a more

² Govt. Code, § 5001 (a)(2) “the state parks *and other nature, recreation, and historic areas deserve to be preserved* and\ managed for the benefit and inspiration of all state residents and visitors” [Emp. Added.]

MARIN COVE HOMEOWNERS ASSOCIATION

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suitable alternative? Why, with a large commercial area at the Northgate Center (bounded by a residential area) vacant, and unused, is such not a more suitable alternative location for a residential development? The surface streets there can more readily accommodate the traffic; the development would be closer to more frequent mass transit; and would appear to better serve the public needs.

Seventh, we see no sign a detailed analysis of the effect of the closure (both environmentally and socially), the impact on residents, and the traffic congestion, has been considered or even reasonably evaluated.

In sum, we submit the decision to consider the Old Gallinas Child Center property for a housing development is not well-considered and cannot withstand logical analysis in terms of the significant adverse impact on traffic, the deprivation of the publicly recognized right to have child care near a person's residence, and the loss of recreational opportunities, and other more suitable alternatives. The Las Gallinas School field is not a suitable site for a housing development.

Thank you for your consideration. We would be happy to provide further information or address any questions or comments.

Mark C. Raskoff,

President, Marin Cove HOA

From: [Marjie Shank](#)
To: [housingelement](#)
Subject: Additional housing for Tam Juncton
Date: Tuesday, February 1, 2022 1:10:18 PM

We oppose new housing in the areas mentioned in Tam Junction due to flooding and traffic and possible fires, can't get out of here now.

Tell Scott Wiener and his friends to move on.

Sincerely,

Marjie and Steve Shank, 337 Lowell Ave,
Mill Valley, Ca

From: [MARK INBODY](#)
To: [housingelement](#)
Subject: Housing Element Comments - Site R2
Date: Sunday, February 27, 2022 8:35:43 PM

I am writing to request that Strawberry site R2 be removed from potential sites for high density housing.

This site is not appropriate for high density housing. The Eagle Rock neighborhood already has traffic problems, and adding units will exacerbate those issues. This particular site is in an inaccessible extreme slope. Adding high density housing to this site will also destroy the family neighborhood surrounded by open space. Please consider repurposing more urban locations instead of paving over natural landscape.

Thank you for your consideration.

--

[Mark Inbody](#)
[17 Eagle Rock Road](#)
[Mill Valley, CA 94941-1608](#)
[415.994.0487 home/cell](#)

From: [Marty Meade](#)
To: [Rodoni, Dennis](#); [housingelement](#)
Cc: [Jean FRED AND BERENSMEIER](#)
Subject: 98 new houses?
Date: Saturday, February 26, 2022 1:31:09 PM

Dear Dennis Rodoni, and Leelee Thomas.

The proposed 98 new houses on the 50 acre parcel in the San Geronimo Valley was just brought to my attention. I am not opposed to more housing, but I am opposed to how and where they will be built i(n a cluster creating a new community as well as changing the landscape as you enter The Valley).

There have been other projects in the past that are woven into the existing communities. The low cost neighborhood next to the Trailer park is a fine example. I am assuming that this Federal money is to be used for our lower income population? I have lived in the Valley for 50 years at which time we voted against sewer lines and natural gas in order to keep housing developments from taking place. Will a project this large take that into consideration?

I will be sure to be adding my input as this project moves forward. Dennis, as old acquaintance I'm hoping that we can find time to discuss this more, I am no longer 'asleep at the wheel'....

Thank you for taking my opinion into consideration.

Ms Marty Meade (Martha Ronay Meade)
55 Arroyo Road, Lagunitas, CA 94938
Co-Executive Director for InSpirit-marin,
College of Marin Instructor,
Certified in Expressive Arts Therapy
and Native American Elder

From: [Sackett, Mary](#)
To: [housingelement](#)
Subject: FW: housing proposal for juvi center in lucas valley
Date: Saturday, February 26, 2022 5:40:00 AM

From: mtulper1@gmail.com <mtulper1@gmail.com>
Sent: Friday, February 25, 2022 3:42 PM
To: Connolly, Damon <DConnolly@marincounty.org>
Subject: housing proposal for juvi center in lucas valley

michael tulper would like information about:

dear sir: my wife and I are long time residents of Lucas Valley and most every day we visit and walk in the delightful redwood lined area in front of Juvi. It is with shock and utter disappointment that I see that this site is being considered for additional apartment housing. In case u have not noticed the traffic on Lucas Valley road is already quite bad especially when inevitably get stopped at the new light on Los Gamos. If this new housing is approved the addl vehicles on the road will be intolerable.. Each new resident will need a car as there is NO reliable public transportation. Would make more sense to be built much closer to hwy 101.. Please do NOT approve this thoughtless proposal
thank u Michael and Beverly Tulper

From: [molly giles](#)
To: [Rodoni, Dennis](#); [housingelement](#)
Subject: Proposed housing development in the San Geronimo Valley
Date: Saturday, February 26, 2022 1:16:07 PM

Dear Supervisor Rodoni and Deputy Director Leelee Thomas,

I hate to hear that 98 houses are going to be built on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. I do support seeking alternative Valley sites to meet our affordable housing obligations, and hope that some compromise can be reached that won't destroy the beautiful approach to West Marin or further stress our limited resources. I know we are lucky to have remained untouched by "progress" for so long but oh boy I hope our luck holds a bit longer. Anything you can do to stop this unwelcome and depressing development will be much appreciated.

Sincerely,

Molly Giles

From: [Nancy Hanson](#)
To: [Rodoni, Dennis](#); [housingelement](#)
Subject: housing proposal SGValley
Date: Saturday, February 26, 2022 8:10:49 AM

Dear Supervisor Rodoni and Deputy Director Leelee Thomas,

I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village.

I support seeking alternative Valley sites to meet our affordable housing obligations. We are already working to provide affordable housing for people here in the San Geronimo Valley. Please work with our group to create homes and units that are an integral part of our existing villages. Continue to preserve our open, agricultural spaces and the green belt that surrounds this rural part of Marin county.

Sincerely, Nancy Hanson

From: [Northbridge Homeowners Assn NHA](#)
To: [housingelement](#)
Cc: [Northbridge Homeowners Assn NHA](#)
Subject: Comments re Housing Element Draft Candidate Sites List
Date: Saturday, February 26, 2022 11:27:24 AM
Attachments: [Northbridge Comments re Housing Element.docx](#)

Please see the attached comments from the Northbridge Homeowners Association regarding the County's housing element draft site candidate list.

Thank you very much for your consideration of these comments.

-Northbridge Homeowners Association

TO: Marin County Housing Element
Working Team

FROM: Northbridge Homeowners Association

DATE: February 26, 2022

RE: Comments Re Draft Candidate Sites

The Northbridge Homeowners Association (“NHA”) respectfully submits these initial comments regarding one of the candidate sites identified in the County’s Draft Candidate Housing Sites list—specifically, 251 North San Pedro Rd. (herein, “Old Gallinas School and Ball Field”)—and also regarding the identified potential sites in Santa Venetia more generally. We very much appreciate the County’s consideration of the below comments.

Northbridge is a residential neighborhood in Santa Venetia that is adjacent at its eastern end to Old Gallinas School and Ballfield. Northbridge includes 176 single-family homes as well as a neighborhood pool and privately-owned tennis courts. Given our close proximity to Old Gallinas School and Ball Field, any proposed development of that property is obviously of critical interest (and concern) to our residents.

The County’s draft candidate site list identifies Old Gallinas School and Ball Field as a candidate site for adding an extremely large number of what would have to be high-density housing units in a relatively small space. Specifically, the draft list identifies Old Gallinas School and Ballfield as a potential site for developing 186 units on just that single property. The NHA has received feedback from some of the residents in our neighborhood. The scope, size, and would-be density of this, alone, are shocking and of great concern to our neighborhood. Moreover, Old Gallinas School and Ballfield, in particular, would be a very poor choice/candidate for any significant housing development for multiple reasons:

- Please Don’t Get Rid of Santa Venetia’s Only Ball Field. To accommodate a project anywhere near the scope suggested in the draft list would require not only getting rid of the school buildings (which themselves are currently being used for essential child day care services), but also would require getting rid of (i.e., building on top of) the baseball field which currently comprises the majority of the property. This is the only ball field that Santa Venetia has, and it would be absolutely terrible if it were to be lost. Indeed, the Santa Venetia Community Plan, developed based on input from a broad range of Santa Venetia community members over more than a year of community meetings and discussions and approved by the Board of Supervisors in 2017, specifically identifies as a major priority of Santa Venetia residents: “preservation of existing recreational assets in the community such as the...existing ball and play fields.” (p. 63) This item was included in the Community Plan because numerous residents identified this specifically (including the Old Gallinas Ball Field, in particular) as a critical neighborhood asset to preserve. Replacing the ball field with housing would run directly contrary to the will of the community. The ball field provides tremendous recreational value to the community, and its loss would be devastating. Surely,

there must be better candidate sites that don't require eliminating the only ball field for an entire neighborhood (and eliminating a desperately-needed day care facility on top of that).

- Don't Exacerbate an Already Very Serious Traffic Problem We are sure you will receive comments from others in Santa Venetia about the traffic problems this neighborhood already faces under the status quo. Adding numerous units of housing where the Old Gallinas School and Ball Field is—and, more broadly, adding hundreds of additional housing units to Santa Venetia—would significantly exacerbate an already very serious traffic problem in the neighborhood. Santa Venetia has one way in and out of the neighborhood, and that one road (N. San Pedro Rd.) often backs up significantly, particularly, but not only, during school drop off/pick up times. Even without the potential additional housing identified in the draft candidate site list, the traffic situation in Santa Venetia is already expected to get worse in the near and intermediate term, as San Rafael City Schools apparently intends to expand and increase enrollment at Venetia Valley School (e.g., expanded Grades 6-8 enrollment) and the Osher Marin JCC also has plans to increase the size and enrollment of its school (as reflected in its recent Master Site Plan). As to Venetia Valley School, the County apparently has little if any control over development/expansion plans on SRCS school property. Both the current major traffic problems facing the neighborhood and the schools' expansion plans must be considered in evaluating the traffic impact, and ultimately the viability, of adding any material amount of additional housing to Santa Venetia. Simply put, adding hundreds of housing units to this neighborhood, as the draft candidate site list seems to contemplate as a possibility, would further exacerbate a bad traffic situation and, frankly, would not be sustainable for this community.
- Additional Housing Units Would Exacerbate Emergency Exit Problems Relatedly, the fact that Santa Venetia has one road in and out of the neighborhood presents serious concerns in the event the neighborhood needs to evacuate in an emergency. Adding substantial numbers of housing units, and thus substantial numbers of people/vehicles, would make the situation that much worse. Simply put, this neighborhood cannot handle a substantial increase in housing units/population.
- Adding Hundreds of Units of Housing to Santa Venetia Would Materially Impact the Character of the Neighborhood If even a fraction of the potential housing contemplated as possible by the draft site candidate list were to come to fruition, it would involve adding large housing complexes that are overly-dense and out-of-character for the neighborhood, creating potential noise and quality of life problems for Northbridge and Santa Venetia more generally. The possibility of adding 186 units of housing to Old Gallinas School and Ball Field Site, alone, would be a drastic change for Northbridge and is of great concern to our community which is adjacent to the school/ball field. Any rezoning/approval of additional housing, to the extent it is deemed appropriate, should carefully limit development to something far less dense (i.e., something in line with the current, prevailing residential density in Santa Venetia).

From: [Patty Regalia](#)
To: [housingelement](#); [Rodoni, Dennis](#)
Subject: 98 Homes in our San Geronimo Valley proposed
Date: Saturday, February 26, 2022 7:57:10 AM

Dear Supervisor Rodoni and Deputy Director Leelee Thomas,
I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.

Sincerely,

Patty Regalia DHHP,DMH
Doctor of Medical Heilkunst and Homeopathy
PO Box 347
Lagunitas, CA 94938
415-488-1744
<http://www.homeopathicdr.net>

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From: [Paul Berensmeier](#)
To: [Dennis Rodoni](#); [housingelement](#)
Subject: San Geronimo Valley
Date: Saturday, February 26, 2022 8:40:46 PM

Dear Supervisor Rodoni and Deputy Director Leelee Thomas,

I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.

Sincerely,

Paul Berensmeier

From: [Phiroze K. Wadia](#)
To: [housingelement](#)
Subject: NEW HOUSING IN MARIN
Date: Monday, February 14, 2022 11:28:38 AM

We should not be approving any more new developments without increasing our water supply.

PHIROZE K. WADIA

Structural Engineer, S.E. 2020

Land Line:(415)457-7777

Wireless: (415)300-6131

From: [Richard Pushkin](#)
To: [housingelement](#)
Subject: Against new housing in Lucas Valley and Marinwood
Date: Monday, February 28, 2022 8:17:43 AM

Hello Marin Board of Housing and Development,

I moved to San Rafael specifically to get out of the city and to avoid over congestion, traffic and over development. The proposed additional housing in Marinwood and Lucas Valley will detract from the exact reason I moved here. Over development of north bay is an issue - and just because there is land does not mean it should be developed, which will permanently change the character of the community and landscape.

I was unable to sign the petition against the new development, so sending this email instead. Thanks.

Regards,
Rich Pushkin
12 Corte La Paz,
San Rafael, CA 94903

From: [Sandy Claire](#)
To: [housingelement](#); drodoni@marinounty.org
Subject: Houses in San Geronimo Valley
Date: Saturday, February 26, 2022 4:34:21 PM

Dear Supervisor Rodoni and Deputy Director Leelee Thomas,
This is a terrible idea! I can tell you that it will become another problem like Victory Village. You can't just plunk down a totally different community (with different needs and mind-sets) inside another unique community. And what about water !?!?!?!?!?

I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.

Sincerely,
Sandy Claire

From: [SARITA CHAWLA](#)
To: [housingelement](#)
Subject: Input to the Housing Element Update
Date: Thursday, February 17, 2022 8:01:10 PM

My view is that the changes proposed will change the character of this lovely region.

Sarita

Sarita Chawla
11 Circle Rd. San Rafael, Ca

From: [Sharon Kahn](#)
To: [housingelement](#)
Subject: Where to Build New Housing
Date: Monday, February 14, 2022 5:40:53 PM

I am responding to the request to voice my opinion of where to build 3,569 additional housing units in unincorporated Marin. If this is not the proper email address, please forward the appropriate one to me.

My concern is not WHERE to put additional housing, but where WATER resources will come from. We have been under drought and water conservation regulations for more years than not in the past 10 years alone.

Why would Marin consider building ANY new homes when there are not enough resources for those that are already here?

Also, with the State allowing easy addition of ADUs on existing properties, it appears that some housing needs will be unwittingly filled that way (along with additional strain on resources).

Sharon Kahn

Sent from my iPhone

From: [Susan Micheletti](#)
To: [housingelement](#)
Subject: San Geronimo proposed site for 98 houses
Date: Monday, February 28, 2022 6:43:00 AM

Dear Deputy Director Leelee Thomas,
I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.

Sincerely,
Susan Micheletti
Woodacre

From: [Tessa Wardle](#)
To: [housingelement](#); [Rodoni, Dennis](#)
Subject: Proposed housing site in San Geronimo Valley
Date: Sunday, February 27, 2022 9:39:33 PM

Dear Supervisor Rodoni and Deputy Director Leelee Thomas,

I do not support 98 houses on the 50 acre High School property facing Drake Blvd in the San Geronimo Valley. It would destroy our Valley's rural character and the beauty we prize in that view shed. I support seeking alternative Valley sites not visible from Sir Francis Drake Blvd to meet our affordable housing obligations.

Sincerely,
Tessa W.

From: [Tina Whyte](#)
To: [Rodoni, Dennis](#); [housingelement](#)
Subject: Housing Element: San Geronimo Valley
Date: Sunday, February 27, 2022 4:14:28 PM

Dear Supervisor Rodoni and Deputy Director Leelee Thomas,

I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.

Sincerely,
Tina Spooner-Whyte

From: [Tom Fernwood](#)
To: [housingelement](#)
Subject: Housing element
Date: Monday, February 28, 2022 9:00:07 AM
Attachments: [RHNA Letter to Marin Supervisors.pdf](#)

Please see the letter attached to this email.

Regards

--

Tom Fernwood, MAI
CA Certified General Appraiser #AG009288
131 Legend Road
San Anselmo, CA 94960
(415) 457-9208

February 27, 2022

To: Marin Board of Supervisors

RE: RHNA housing mandates for Unincorporated Marin County

To Whom It May Concern:

I am a Marin County native, longtime resident of Sleepy Hollow, and a former member of the Sleepy Hollow Board of Directors. I am also a licensed real estate appraiser, and an MAI-designated member of the Appraisal Institute, although I write this letter as a concerned private citizen. This letter pertains to the revised housing element, in particular the San Domenico School site, but these points apply equally to all proposed West Marin sites.

Sound urban planning supports higher density development along existing highway corridors, and “low” and “very low” income housing should be constructed near employment centers and in areas with adequate public transportation and adequate infrastructure, including shopping, hospitals, schools, etc. None of the West Marin sites offer these basic amenities. In particular, the Sleepy Hollow site at the end of Butterfield Road on the San Domenico School campus is slated for 90 units, of which 56 are “low” and “very low” income.

There are several serious problems with the plan, most notably the bulk and size of a 90-unit development in a low-density, semi-rural location. The major issues are as follows:

- The Sleepy Hollow site (San Domenico campus) is zoned for a minimum density of 1 dwelling unit (d/u) per 10 acres. The San Domenico parcel is +/-551 acres, so the maximum allowable number of units is 55 units, and probably far less, once slope is factored in. The current allocated number of 90 units far exceeds the County’s own General Plan.
- The height and bulk of a 90-unit development is incompatible with the low-density and semi-rural character of Sleepy Hollow, where the existing zoning is one acre minimum lot size. Assuming 1,000 square feet per unit, the building will be a minimum 90,000 square feet. Assuming 4 stories (well above the current allowed height restriction) and an 85 foot width, the length would be +/-265 feet, far larger than any current commercial building in Fairfax or San Anselmo with the exception of Safeway and Rite Aid in Red Hill Shopping Center. Onsite parking would certainly be required because the location is 100% auto-dependent. A minimum of 5-7 acres abutting County Open Space would be permanently lost.
- A development of this size would likely require a significant sewer upgrade. Other infrastructure upgrades might also be necessary to handle an additional 90 households. There are +/-785 existing homes in Sleepy Hollow, so 90 units is a 10% increase in households overnight. A cost benefit analysis should be conducted to see if the project even pencils out. And certainly, an EIR will be necessary.
- The proposed location is in the wildlife urban interface (WUI) with elevated wildfire risk. Butterfield Road is only road in and out of Sleepy Hollow, and evacuation of residents in case of wildfire has been a major safety concern of the Sleepy Hollow Board for many years. The “Achilles Heel” of Sleepy Hollow is single point of ingress/egress.

- There is inadequate public transportation to support a 90-unit development, particularly if 56 are “very low” and “low” income units. These households may lack a car, and the location is 100% auto-dependent.
- The Sleepy Hollow location is over 5 miles to the nearest employment center in San Rafael, and is three miles from the nearest supermarket which is “upscale” (Good Earth) and expensive. It is over one mile to the nearest school, which is currently operating at near full capacity.
- Of the proposed 90 units, 56 are “very low” and “low” income households, or over 50%. The median HH income in Sleepy Hollow is \$25,000, and the average housing price is around \$2 million. What formula is used to determine the number of “low” and “very-low” income households that go into a location?

Tom Fernwood
131 Legend Road
San Anselmo (Sleepy Hollow)
650-291-3232
tfernwood@gmail.com

From: [Valerie](#)
To: [housingelement](#)
Subject: housing -Mt Marin & Lucas Valley
Date: Sunday, February 27, 2022 4:34:01 PM

Due to FIRE danger and Drought please stop more construction in Mount Marin and Lucas Valley.

V.Blumenfeld
100 Deer Valley Rd 3 A
San Rafael CA 94903

From: hornstein@aol.com
To: housingelement
Cc: camarin@public.govdelivery.com; damon@damonconnolly.com
Subject: Housing Element proposed rezoning Los Ranchitos
Date: Thursday, February 17, 2022 10:28:52 AM

To whom it may concern and Supervisor Connolly,

I write to express my great objections to the proposed housing element to rezone Los Ranchitos in unincorporated Marin County. It is not well thought out and will have many negative consequences.

First, the infrastructure of water, fire protection, education do not support this proposal. Due to the hilly properties and limited egress/ingress greater density will create a major fire liability and risk. Already, only one insurer will write policies for this neighborhood.

Second, Los Ranchitos lots were created and deeded to be 1 acre minimum parcels for single family housing. Increasing density here will destroy the rural nature of our neighborhood.

Third, Los Ranchitos is a Wildland Urban Interface (WUI). In addition to increased fire hazard, it will greatly affect the native animal habitats of turkeys, owls, deer, foxes and other animals.

Fourth, The only way into and out of Los Ranchitos is Los Ranchitos Road. That road is already gridlocked during morning rush hours. The addition of more new housing units in Northgate and Terra Linda will greatly exacerbate traffic and gridlock under normal circumstances, and create a huge potential for loss of life in the event of major emergencies like fires and earthquakes. Adding housing to Los Ranchitos will only make a bad situation worse.

Fifth, Los Ranchitos is currently zoned agricultural with numerous barnyard animals kept here. Increased density will adversely affect them as well.

This housing element is not well thought out and will be detrimental to health and safety as outlined above. I urge that this plan not be adopted.

Thank you.

VAL HORNSTEIN
CYNTHIA PEPPER

From: [Vivian Franjeh](#)
To: [housingelement](#)
Subject: New housing sites proposed for Lucas Valley and Marinwood
Date: Sunday, February 27, 2022 6:13:54 PM

I am against housing development down Lucas valley and Marinwood. The weather here gets windy starting in spring and ends in the late fall.

The surrounding mountains can catch on fire as we had a small one last year. With the drought we are already under rationing. A spark can create a fire and the wind will carry it all over the place. There are no exits except Lucas Valley road and in case of a fire it will be difficult for all to evacuate. Most locations you are considering are in heavily populated areas. Where would we go i n case of a fire? 101 will be impacted.

Yes we need affordable housing, not more multi million dollar homes.

If the water department would consider building a desalination plant off the bay of San Francisco it would help us out.

We are in global warming and more cars on the road and more pollution will set us back. What about the empty land space between Novato and Petaluma?

Vivian Franjeh

From: [Robert Smith](#)
To: [housingelement](#)
Subject: Comment on Bon Air Shopping Center
Date: Monday, February 28, 2022 9:21:04 AM

you should add this is your list of housing element sites. This land could accommodate many units, it is very close to public transportation and have plenty of available parking.

From: [Robert Smith](#)
To: [housingelement](#)
Subject: Comment on Proposed Site at 251 North San Pedro Road
Date: Monday, February 28, 2022 9:31:37 AM

Your proposal to place 186 low-income units on this site is not fair nor does it make sense for the following reasons:

- You will take away a little league ball field currently used by the nearby communities.
- It may displace the early development center on the site.
- The immediate area already supports a section 8 housing community at the corner of North San Pedro and Schmidt Lane. This development will put an unfair burden on the surrounding neighborhood.
- There is a site at McPhail School down the road on North San Pedro that accommodate the same number of units without removing the little league field and have less visibility to the nearby neighborhood.
- as stated in another comment, Bon Air shopping center could accommodate most if not all of these units.

From: [julie wynn](#)
To: [housingelement](#)
Subject: county housing
Date: Monday, February 28, 2022 9:43:48 AM

Dear Leelee Thomas,

I support adding housing in appropriate locations.

I do not believe the west side of White's Hill, on Tamalpais School property is appropriate.

The area is prone to flooding and is vital for supporting the flow of water in the creeks that are used by salmon.

Also, the county plan has been to add housing on the 101 corridor, leaving west Marin rural.

As a member of the Valley Emergency Response Team, I am concerned about adding so many more cars on the road, ensuring a bottleneck in the event of an emergency evacuation.

Thank you,
Julie Wynn

From: [Elaine Reichert](#)
To: [housingelement](#)
Subject: Insanity
Date: Monday, February 28, 2022 9:49:21 AM

Here in Santa Venetia, we are living with water shortages, traffic congestion, and our community's evacuation route was named the most dangerous in Marin and yet huge additional numbers of housing are proposed for this flood prone neighborhood. That's insane!

We are not fooled by claims that these new residents won't drive everywhere. They will. We already know that every person of driving age in our neighborhood not only drives but owns a car, or truck. They line our streets, further restricting access routes.

There are sites where housing can happen like at Northgate Mall, but not in our overcrowded flood zone.

Elaine Reichert

Santa Venetia

From: [Sackett, Mary](#)
To: [housingelement](#)
Subject: FW: housing sites
Date: Monday, February 28, 2022 10:11:24 AM
Attachments: [Housing Sites letter.pdf](#)
[image001.jpg](#)

From: BOS <BOS@marincounty.org>
Sent: Friday, February 25, 2022 3:53 PM
To: BOS - Aides <BOS-AidesNOT@marincounty.org>
Subject: FW: housing sites

Aides,

Attached is a letter from Linda Rames received on February 25, 2022 in the BOS mailbox. I believe this relates to agenda item # 10 on the March 1, 2022 BOS agenda. Please forward as you deem appropriate.

Thank you,



Joyce Evans
DEPUTY CLERK

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

From: Linda Rames <ljrames@gmail.com>
Sent: Friday, February 25, 2022 3:31 PM
To: BOS <BOS@marincounty.org>
Subject: housing sites



February 24, 2022

Members of the Board:

We are writing in regard to the sites chosen for possible inclusion into county plans for housing in the Almonte/Tam Valley area of the county.

Of the eight sites mentioned in your Balancing Act scenario, five are in a serious flood zone and one is located, not on, but in Richardson's Bay. Your commentary regarding the avoidance of environmental hazards has been completely ignored by whatever staff was used to choose these sites. The properties in the flood zone are 160 Shoreline, assessor's parcel # 052-041-27, 217 Shoreline, 223 Shoreline, and 204 Flamingo Rd. The site which is actually in the bay is 260 Redwood Hwy. Oddly enough, there is one property across the road from 160 Shoreline which is on solid ground. That would be the Muir Woods Lodge, a motel which actually has some open space which could be used for more housing. Why was this property ignored when lesser properties were chosen?

Considering that we are familiar with the sites in the Almonte/Tam Valley area but not the rest of the county, it seems very strange that your staff has chosen properties which flood now and will continue to flood even more in the future. We wonder about your motivation in focusing on dangerous and inappropriate land. We also wonder why your staff has chosen properties which are pretty much lumped together in the same area which will further exacerbate the level F traffic problems which occur for us every day. If these sites were chosen to be close to public transportation, we would remind you that there is no viable public transportation in our area. So we would be looking forward to much more daily auto traffic.

We are extremely disappointed in the Balancing Act which appears to be a distraction and of no practical value. We wonder how much time and money was wasted on promoting this ridiculous game. We also wonder how many sites in the rest of the county are totally inappropriate but are being promoted as a way to choose our fate which, as you know, is not the case. Surely, the Board of Supervisors can do better than promoting this silly distraction rather than facing what is a serious problem for the future well being of Marin County.

Sincerely,

Linda Rames
President, Almonte District Improvement Club

From: [Sarah Lange](#)
To: [housingelement](#)
Subject: San Geronimo valley housing
Date: Monday, February 28, 2022 10:21:34 AM

I just want to add my voice to ask you not to support the new San Geronimo housing being considered. The environmental and infrastructure impact will be horrible !

Thank you
Sarah lange
201 San Geronimo valley dr
Woodacre ca 94973

Sent from my iPad

From: [Bob S](#)
To: [housingelement](#); [BOS](#)
Cc: [SVNA@santavenetia.org](#); [Linda Levy](#); [Connolly, Damon](#); [senator.mcguire@senate.ca.gov](#)
Subject: Public Comment on Item 10 of BOS meeting of March 1, 2022
Date: Monday, February 28, 2022 10:21:52 AM

Hello and thank you for the opportunity to comment regarding Future Housing Sites in Marin County. I attended the local Housing meeting regarding Santa Venetia and Los Ranchitos on February 15th and live in the Santa Venetia area. Here are my comments from a Santa Venetia resident perspective:

1. The process, while advised by the Marin County Planning Department, is being run by a consulting agency that is not familiar with Marin County and the local areas & neighborhoods

2. The number of assigned housing units to Santa Venetia, 422, ignores the following. Before housing site numbers are assigned and accepted, a "*CEQA-lite*" analysis should be performed to determine if the numbers and locations are practical from a CEQA perspective. We heard these concerns brushed off with the response that if any development is going to be done, a full CEQA would be completed before development could/would proceed. This would be an "after-the-fact" process, with the fact that the housing numbers and sites have already been assigned and accepted, and would be too late to be influential in the development process.
 - a. There is only one practical vehicle road out of Santa Venetia to the freeway that is already heavily impacted by three schools, the one at the JCC, the Marin School, and Venetia Valley school, and a large pre-school. Traffic in & out of Santa Venetia is also already heavily impacted by the JCC, the Civic Center traffic, the Marin Lagoon traffic, the Veterans Memorial traffic, the Marin Lagoon Housing and the commercial enterprises along McInnis Parkway.
 - b. Some of the sites selected are in wetlands areas, such as the McPhail school site next to North San Pedro Road
 - c. Some of the sites selected are next to the Bay and subject to special development restrictions, such as the McPhail school site
 - d. The total number of housing units assigned to Marin County, and not just to the unincorporated areas, does not take into account the water needs. And we, Marin County as serviced by MMWD, are in the middle of a water shortage with future years looking to be worse due to Climate Change

3. Using city limit boundaries to direct neighborhood focus and comment ignores the reality of the holistic nature of a neighborhood that crosses city limits and unincorporated boundaries. It is expedient, especially for an outside consulting firm not familiar with Marin County or Santa Venetia, but not realistic. This is especially true for the Santa Venetia area. Santa Venetia is heavily impacted by what the City of San Rafael does or does not do around the Civic Center, at the intersection of North San Pedro Road and Civic Center Drive, around Marin Lagoon Park, at the Marin Lagoon homes neighborhood, and at the Marin Ranch Airport.

Using city limit boundaries is expedient but not accurate and realistic in appraising housing impacts to a neighborhood such as Santa Venetia. And restricting the geographical area that Santa Venetia residents can comment on and have input to, to not include what is inside the City limits of San Rafael for the areas noted above is violating our rights to comment on and have input to what is impacting our neighborhood.

Thank you for the chance to comment,
Robert (Bob) Sos
14 Point Gallinas Road
San Rafael, CA 94903

--

Think Globally, Act Locally! Be Part of the Solution. GET VACCINATED!!

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From: [Sackett, Mary](#)
To: [housingelement](#)
Subject: FW: Feedback RHNA
Date: Monday, February 28, 2022 10:22:38 AM

From: Damon Connolly <damon@damonconnollylaw.com>
Sent: Sunday, February 27, 2022 4:07 PM
To: Connolly, Damon <DConnolly@marincounty.org>
Subject: Feedback RHNA

Fm: Mike Elgie

I am very concerned about the large number of homes that the state is requiring Marin to build, with no local control. We are already short of water. Where do they think we will the supply for more homes. As a minimum any new building should only be done with companion infrastructure improvements to handle it such as water, traffic, local schools, etc.

I believe there should be push back to the state legislature regarding push to urbanize many parts of our county without thought or planning for the effects of such building.

Thank you,
Mike

From: [Sackett, Mary](#)
To: [housingelement](#)
Subject: FW: Unincorporated Novato Housing Element Sites
Date: Monday, February 28, 2022 10:24:49 AM

From: smauceli@mindspring.com <smauceli@mindspring.com>
Sent: Saturday, February 26, 2022 6:21 PM
To: Arnold, Judy <JArnold@marincounty.org>; Connolly, Damon <DConnolly@marincounty.org>; Rice, Katie <KRice@marincounty.org>; SMoulton-Peters@marincounty.org; Rodoni, Dennis <DRodoni@marincounty.org>
Subject: Unincorporated Novato Housing Element Sites

Dear Supervisors Arnold, Connolly, Rice, Moulton-Peters and Rodoni,

How would you feel if the County identified your home as the possible site for rezoning to accommodate high-density housing but neglected to notify you??? And then justified its inaction as inconsequential because the properties are only under preliminary consideration. That's what happened in the Community Development Agency's Feb. 17 presentation.

I call it arrogant, insensitive, high-handed and totally inappropriate. Furthermore, the process of identifying these properties is opaque at best. It is irresponsible to proceed while disregarding the infrastructure necessary to support new homes, particularly in our drought-stressed, fire-endangered landscape. It's not the kind of government that respects its citizens.

I am particularly troubled that the planning for the Atherton unincorporated areas ignores the Fireman's Fund 1000-home development in Novato less than a mile away. Dumping 1400 homes into this concentrated area spells disaster and will overwhelm the San Marin-Atherton interchange.* The "Guiding Principles" you adopted in December include "environmental hazards," but they recklessly disregard the practicalities of building on these sites and the adverse impact on the local environment,

It's time to go back to the drawing boards and this time develop a reality-based plan that honors your constituents.

Sincerely,
Sandra Mauceli
118 Oak Shade Lane
Novato, CA 94945

*Construction of 101 in the Novato Narrows has taken 20+ years! Nothing should proceed until CalTrans is on board with a plan and dollars committed!!

From: [Dana Davidson](#)
To: [housingelement](#)
Subject: Housing proposals
Date: Monday, February 28, 2022 10:25:08 AM

I think that the proposed low cost housing sites and sizes and the solution is not thought out !
For instance , the 98 homes in Woodacre would create a huge traffic problem and also be inappropriate .
The Olema location and proposal would ruin the nature of Olema ! And Dennis Rodoni lives in Olema ! The west Marin area has been protected for a reason ! The nature and small town is the reason that we are all here !
I've lived here for 46 years and believe that it would be more appropriate to absorb the housing on properties that are all ready developed and make it attractive for homeowners to build ADUs
Please revise the thinking around this important topic of affordable housing !
Dana Davidson

Sent from my iPhone

From: [Sackett, Mary](#)
To: [housingelement](#)
Subject: FW: housing proposal for juvi center in lucas valley
Date: Monday, February 28, 2022 10:26:28 AM

From: mtulper1@gmail.com <mtulper1@gmail.com>
Sent: Friday, February 25, 2022 3:42 PM
To: Connolly, Damon <DConnolly@marincounty.org>
Subject: housing proposal for juvi center in lucas valley

michael tulper would like information about:

dear sir: my wife and I are long time residents of Lucas Valley and most every day we visit and walk in the delightful redwood lined area in front of Juvi. It is with shock and utter disappointment that I see that this site is being considered for additional apartment housing. In case u have not noticed the traffic on Lucas Valley road is already quite bad especially when inevitably get stopped at the new light on Los Gamos. If this new housing is approved the addl vehicles on the road will be intolerable.. Each new resident will need a car as there is NO reliable public transportation. Would make more sense to be built much closer to hwy 101.. Please do NOT approve this thoughtless proposal
thank u Michael and Beverly Tulper

From: [Oxford Farmer](#)
To: [housingelement](#)
Subject: Comment on Housing Sites - Santa Venetia
Date: Monday, February 28, 2022 10:27:56 AM

RE: APN 180-261-10
Address: 70 Oxford Drive

The undersigned is owner of this large (27.8 acres, or approx. 1,211,000 sf) parcel. As currently zoned A2B2 (minimum lot size of 10,000 sf), it is extraordinarily and technically suitable for numerous residences.

To help the County and the State to meet their Housing target, we agree with and welcome the proposed suggestion of multiple possible residences on this acreage, but suggest the number be reduced to a maximum of five (5).

This necessarily lower number would result in

(A) lot sizes more consistent with the surrounding neighborhood, as specifically recommended in the Santa Venetia Community Plan;

(B) smaller homes consistent with the affordability targets;

(C) lot configurations more accessible (requiring less ground disturbance) and least likely to conflict with numerous environmental and cultural constraints extant on the site; and

(D) a density nearly ten times less than the initial proposal, thus significantly less negative impact on the current traffic congestion on NSPR which is the sole access/egress to Santa Venetia.

Yours truly,
OUTNUMBERED2, LLC
By Jill Tate Higgins, President
And
James P. Higgins, Manager

From: [Tom Hicks](#)
To: [Thomas, Leelee](#); [Tanielian, Aline](#); [housingelement](#)
Subject: Fwd: LAST DAY to submit Housing Element sites comments + 03/01 Board of Supervisors update
Date: Monday, February 28, 2022 10:28:50 AM

Ladies,

If you need MORE "VERY LOW AND LOW INCOME" and "MODERATE INCOME" sites closer to Novato, our property at 2800 West Novato Blvd has plenty of room and space.

Thank you We appreciate all your hard work here

----- Forwarded message -----

From: **Marin County Subscriptions** <camarin@public.govdelivery.com>
Date: Mon, Feb 28, 2022 at 10:27 AM
Subject: LAST DAY to submit Housing Element sites comments + 03/01 Board of Supervisors update
To: <investmentbanker1023@gmail.com>

Marin County 2023-2031 Housing and Safety Elements update banner



**Board of Supervisors and Planning Commission meeting on
March 1st to discuss Housing Element sites**

**Reunión de la Junta de Supervisores y la Comisión de
Planificación el 1 de marzo para discutir los sitios del Elemento
de Vivienda**

On Tuesday March 1, 2022, at 5:00 pm or thereafter, the Board of Supervisors and Planning Commission will hold a joint session to receive an update from County staff about public feedback around the candidate Housing Element sites. At this meeting, site recommendations will be presented, and the Board of Supervisors and Planning Commission will consider sites to be included in the upcoming Housing

Element environmental review. This will be the first of two meetings, with the second scheduled on Tuesday, March 15th. The Board packet for this item is available on the County's [Housing and Safety Elements](#) page.

- **How to access the meeting:** Visit the County's [Board of Supervisors meetings](#) webpage.
- **How to submit comments to the Board and Commission:** Review [this document](#) for information on how to submit comments before the meeting, and during the meeting.

Comment on Sites Through February 28th: County staff are collecting sites feedback through all tools ([Balancing Act](#), [Atlas](#), [sites suggestion map](#)) through end of day Monday, February 28th. Email (housingelement@marincounty.org) and voicemail (415) 473-7309 comments may also be submitted by this date.

En una sesión conjunta el **martes 1 de marzo de 2022, a las 5:00 p. m. o después**, el personal del condado brindará a la Junta de Supervisores y a la Comisión de Planificación una actualización sobre los comentarios del público sobre los sitios candidatos para el Elemento de Vivienda. En esta reunión, la Junta de Supervisores y la Comisión de Planificación considerarán los sitios que se incluirán en la próxima revisión ambiental del Elemento de Vivienda. Esta será la primera de dos reuniones. La segunda reunión es el martes 15 de marzo. El paquete de la Junta para este artículo está disponible en la página [Elementos de seguridad y vivienda](#) del condado.

- **Cómo acceder a la reunión:** Visite la página web de [reuniones de la Junta de Supervisores](#) del Condado.
- **Cómo enviar comentarios a la Junta ya la Comisión:** revise [este documento](#) para obtener información sobre cómo enviar comentarios antes de la reunión y durante la reunión.

Envia comentarios sobre los sitios hasta el 28 de febrero: El personal del condado está recopilando comentarios sobre los sitios a través de todas las herramientas ([Balancing Act](#), [Atlas](#), [mapa de sugerencias de sitios](#)) hasta el 28 de febrero. También se pueden enviar comentarios por correo electrónico (housingelement@marincounty.org) y correo de voz (415) 473-7309 antes de esta fecha.

Bạn cần thông tin này bằng tiếng Việt? Vui lòng liên lạc nhân viên của Quận Marin theo số (415) 473-7309 hoặc housingelement@marincounty.org.

您需要中文信息吗? 请致电 (415) 473-7309 联系马林县工作人员或发送电子邮件至 housingelement@marincounty.org.



Not all events are sponsored by the County of Marin. County of Marin sponsored events are required to be accessible. If you are a person with a disability and require an accommodation to participate in a County program, service, or activity, requests may be made by calling (415) 473-4381 (Voice), Dial 711 for CA Relay, or by [email](#) at least five business days in advance of the event. We will do our best to fulfill requests received with less than five business days' notice. Copies of documents are available in alternative formats upon request.



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This email was sent to investmentbanker1023@gmail.com using GovDelivery Communications Cloud on behalf of: County of Marin



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Tom Hicks

801-598-5778

investmentbanker1023@gmail.com

<http://www.linkedin.com/in/tomghicks>

From: [jody.kennedy](#)
To: [housingelement](#)
Subject: Marin Country Housing sites
Date: Monday, February 28, 2022 10:42:16 AM
Attachments: [Sustainable TamAlmonte letter to BOS & PC re- Candidate Housing Sites in Tam Valley, Almonte, & Manzanita 2-24-22.pdf](#)

Hello,

We endorse the attached letter.

We live at 302 Cardinal Court
Mill Valley, CA 94941

Thank you,

Jody & Shane Kenendy

SUSTAINABLE TAMALMONTE

**215 Julia Ave
Mill Valley, CA 94941**

February 24, 2022

Marin County Board of Supervisors
Marin County Planning Commission
3501 Civic Center Drive, Suite 329
San Rafael, CA 94903
housingelement@marincounty.org

Re: Merits of the Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List:

- **160 Shoreline Hwy (72 units) – Holiday Inn Express, Almonte/Manzanita**
- **260 Redwood Hwy Frontage Rd. (36 units) – Near Seaplane Adventures, Manzanita**
- **205 Tennessee Valley Road (20 units) – Church, Tam Valley**
- **217 Shoreline Hwy (21 units) – Armstrong Nursery, Tam Junction**
- **223 Shoreline Hwy (24 units) – Near Walgreens, Tam Junction**
- **375 Shoreline Hwy (8 units) – Near 7-Eleven, Tam Valley**
- **204 Flamingo Rd. (20 units) – Old Chevron Station, Tam Junction**
- **Unknown 049-231-09 Marin Dr. (3 units)**
- **Unknown 052-041-27 Shoreline Hwy (12 Units)**

Dear Marin County Board of Supervisors and Planning Commission,

Introduction

Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List.

Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Tam Junction & Manzanita Candidate Housing Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents.

The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing

dangerous conditions and add new significant adverse environmental impacts. The extraordinarily high number of these hazards and adverse impacts magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the Tam Valley, Almonte, & Manzanita Housing Sites from the 2023-2031 Housing Element DRAFT Candidate Housing Site inventory.

Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table entitled; “**Table A: Environmental Constraints & Hazards at the Tam Junction & Manzanita DRAFT Candidate Housing Sites**”.

I. Dangerous Traffic with Unacceptable Level Of Service – LOS “F” Of Local Roadways:



Traffic on Shoreline Hwy/ Hwy 1

The roads leading to the aforementioned Candidate Housing Sites are drowning in traffic congestion. The level of service (LOS “F”) on Highway 1 is unacceptable and unavoidable, as demonstrated in both the Marin Countywide Plan’s Environmental Impact Report (EIR) and the 2012 Housing Element’s Supplemental Environmental Impact Report (SEIR).

In addition to the Unincorporated Districts governed by the Tamalpais Area Community Plan, the City of Mill Valley, Stinson Beach, Muir Beach and Bolinas also use Hwy 1 as their regular commuter route to get to Hwy 101. Over a million tourists a year use Hwy 1 to access Muir Woods and other recreational destinations. As the jurisdictions grow and tourism increases, the additional commuters will further intensify the Tam Junction & Manzanita traffic.

The public transit service is inadequate to serve current local residents, let alone additional future residents. The assumption that low-income people will not drive, especially in a poor

service area, creates a flawed analysis which underestimates the additional traffic impacts that additional development in these areas will cause.

Tam Junction's & Manzanita's unavoidable high traffic volume and the unacceptable LOS present a danger to the current residents. This is especially true during times of emergency egress and ingress. Subsequent residential development at the proposed Tam Valley, Almonte, & Manzanita Housing Sites, would only exacerbate this situation by adding more automobile and pedestrian traffic to the already dangerous area, creating an even greater danger to the current and future residents.

II. Flooding, 100 Year Floodplain, Impending Sea Level Rise



Flooding at Manzanita

All the lowland Tam Junction and Manzanita Sites are within the 100 Year Floodplain. Flooding is excessive in the Tam Junction/Manzanita area and continues to occur with the tides even in August with no rain. Sea level rise caused by global climate change, which will cause rises in tide elevations of San Francisco and San Pablo Bays, will further increase the risk of flooding in Tam Valley/Almonte/Manzanita and ultimately permanently cover the low-lying areas with water.

According to the San Francisco Bay Conservation and Development Commission (BCDC) and the Pacific Institute map, the Candidate Housing Sites in the Tam Valley, Almonte, and Manzanita commercial lowlands, which are proposed for development or redevelopment, will all likely be under water within 100 years or sooner due to global climate change. (**Please see the attached BCDC map.)

Because the sea and Bay levels are fundamental in determining whether an area is in the 100-year floodplain, areas that are not currently in the floodplain will likely become part of that floodplain very soon. Moreover, development, including increased density of housing, would cause increased soil compaction, which would in turn further increase the risk of flooding in Tam Valley/Almonte/Manzanita.

Placing housing within a 100-year floodplain and in areas subject to sea level rise is dangerous, results in significant impacts to the environment and should be prohibited.

III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement

The Marin Countywide Plan's EIR states, and the 2012 Housing Element FSEIR confirms, that implementation of the CWP and the 2012 DRAFT Housing Element would have significant unavoidable project and cumulative impacts [Impact 4.7-2 (Seismic Ground Shaking) & Impact 4.7-3 (Seismic Related Ground Failure)] to persons living in new or redeveloped buildings due to risk of injury or death from severe seismic activity such as a major earthquake. The CWP's EIR and the Housing Element FSEIR then describe the areas in which the danger is greatest, which include Tamalpais Valley, Almonte, & Manzanita and more specifically, the referenced Candidate Housing Sites. The CWP's hazard maps confirm this finding.

The proposed lowland Tam Junction & Manzanita Housing Sites sit on deep bay mud and landfill and are in a high seismic activity zone with very high liquefaction potential. During even moderate seismic activity, the filled land is susceptible to liquefaction, subsidence and mud displacement. Placing housing on these seismically active sites would put the residents at risk of injury or death.

Selecting Housing Sites that are seismically unsafe, such as those in Tam Junction & Manzanita, is in direct conflict with CWP Policy EH-2.1 - that seeks to avoid development in seismically hazardous areas. Moreover, there can be no benefit that would result from developing residences at these sites that would override the impact of severe injury or loss of life from building on ground known to be unstable in even a moderate seismic event.

The lowland Tam Junction & Manzanita Candidate Housing Sites should be removed from the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Other Housing Sites should be selected that are underlain with bedrock and that thus do not present a significant impact due to seismic activity.

IV. Air Quality & Noise:

Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways:

160 Shoreline Hwy (Holiday Express in Manzanita) & 260 Redwood Hwy Frontage Rd. (Near Seaplane Adventures, Manzanita) sit very close to Hwy 101 and all the Tam Junction sites sit along highly congested Hwy 1 with an unacceptable LOS of "F".

It is well documented, in a multitude of major studies (E.g., The California Department of Public Health Studies by Janice Kim MD, MPH; the UCSC study by Gauderman et al.), that residents living in proximity to major roads and freeways are at much greater risk of developing serious illness (lung impairment, cardiac disease, cancer, and premature miscarriage) due to the cumulative effects of air and noise pollution.

The above referenced sites were either listed before in the 2012 Housing Element Housing Site Inventory or else sit very close to sites that were listed in the 2012 Housing Element Housing Site Inventory. The 2012 Housing Element's SEIR states; "Residential development that could occur under the 2012 Draft Housing Element would have the potential to result in new or substantially more severe impacts due to exposures to toxic air contaminants (TACs) along highways and heavily traveled roads."

Comments by Technical Expert Geoffrey Hornek

Link to comment letter by Environmental Air Quality and Acoustical Expert Geoffrey Hornek on the air quality analysis done for the 2012 Draft SEIR for the 2007 to 2014 Draft Marin County Housing Element (2-19-13):

http://www.tamalmonte.org/letters/Air_Pollution_Expert_Hornek's_Comments_re_Housing_Element_Draft_SEIR.pdf

Below is information from Air Quality Expert Geoffrey Hornek's comment letters on the air quality analysis done for the 2012 Housing Element's DSEIR and FSEIR. The above referenced 2023-2031 Housing Element DRAFT Candidate Housing Sites in Tam Junction and Manzanita were either listed before in the 2012 Housing Element Housing Site Inventory or else sit very close to sites that were listed in the 2012 Housing Element Housing Site Inventory. Therefore, Expert Hornek's findings are still very pertinent.

Sites identified in the 2012 DRAFT Marin County Housing Element's Available Land Inventory:

- Site #4: Old Chevron Station, 204 Flamingo Rd, Tam Junction
- Site #9: Manzanita Mixed Use, 150 Shoreline Hwy, Tam Junction
- Site #14: Armstrong Nursery, 217 & 221 Shoreline Ave., Tam Junction
- Site #18: Around Manzanita (150 Shoreline Ave.), Tam Junction
- Site #19: Tam Junction Retail, 237 Shoreline Ave. etc., Tam Junction

According to Technical Expert Geoffrey Hornek's comment letters on the air quality analysis done for the 2012 Housing Element's DSEIR¹ and FSEIR², all of the Tam Junction Sites are located within the zone of influence of a number of strong roadway (within 1000 feet of Hwy 1 and/or Hwy 101) and stationary TAC sources (Sausalito Marin City Sanitary District Generator and County of Marin, Crest Marin Pump Station Generator) as identified in the BAAQMD's listings. As a result, all of the proposed Tam Junction sites are subject to a cancer risk greater than 10.

For a less-than-significant project-level TAC impact, a cancer risk should be less than 10 chances of cancer death from a lifetime exposure at the specified TAC concentration, a non-cancer hazard index should be less than 1.0, and an annual PM2.5 concentration should be less than 0.3 micrograms per cubic meter.

With respect to specific shortcomings in the Final SEIR, Mr. Hornek states that, in the absence of specific site plans for housing projects, the County's analysis of TAC emissions impacts fails to reflect a "worst-case scenario," as required by CEQA.

Mr. Hornek also states that the Final SEIR fails to adequately disclose and analyze the Project's impacts from TAC emissions because it fails to consider the additive effects of all sources of TAC emissions for each of the Tam Junction sites. For example, the County of Marin Crest Marin Pump Station Generator is a significant source of TACs and poses a distance-adjusted

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risk of 3.16. The distance-adjusted risk from the Crest Marin Generator (3.16), when added to the risk from Highway 1 (9.7) results in a project-level risk over 10 for Sites #4, #14 and #19.

The additive effects of all sources of TAC emissions for each of the Tamalpais Junction sites should be considered for the project-level 10-in-a-million risk criterion. When a sensitive receptor is exposed to TAC emissions that results in a cancer risk greater than 10, regardless of the number of sources of emissions, the result is a significant adverse project-level air quality impact that must be mitigated. Therefore, since all the Tam Junction Sites are subject to a cancer risk greater than 10, the Marin County Housing Element results in significant impacts from TAC emissions for all the Tam Junction Sites.

The mitigations sited in the CWP's EIR and the Housing Element's FSEIR fall short of protecting future residents from the above mentioned TACs. According to Geoffrey Hornek; "The DSEIR states that potentially significant impacts related to TACs could occur on certain housing sites identified by the DSEIR screening analysis, but concludes that additional site-specific health risk assessments conducted at these sites, once specific development plans are finalized, would propose site-specific mitigations that would reduce TAC impact to a less-than-significant level (DSEIR, p. 81). While additional site-specific analyses for the Tamalpais Junction sites would be essential for specific residential development plans proposed for any of the sites in the future, it is not clear that any proposed mitigations identified by such studies would be able to guarantee that TAC impacts would be reduced to a less-than-significant level for all possible exposure circumstances.

The best solution for sites that have high TAC exposures would be to situate the proposed housing units on each site so that they are outside the zones of influence of all proximate roadway and stationary sources. But this is not feasible for any the Tamalpais Valley sites; all are relatively small and the entire sites are located within the zones of influence of significant TAC sources. The only possible mitigation measure for the Tamalpais Junction sites would be to fit the proposed residential buildings with air filtration systems to reduce indoor risk to acceptable levels. The problem with this is that there would be no assurance that these systems would be maintained sufficiently to assure acceptable long-term exposures to the future residents (i.e., commonly assumed to be 30-70 years for the purposes of residential health risk assessment). Moreover, indoor air filtration fails to address outdoor exposures to TACs. Children playing outside, or residents gardening, would have no protection from the high levels of TACs, which would pose cancer and other chronic and acute risks that would be additive to the risk imposed by their indoor exposure."³

Technical Expert Geoffrey Hornek concludes; "The DSEIR screening risk assessment of toxic air contaminant (TAC) exposure for future residents of the five housing sites proposed for Tamalpais Junction is inadequate. Further, there is no evidence that future, in-depth health risk assessments could assure that TAC exposure would meet BAAQMD standards. Therefore, the County should remove the five Tamalpais Junction sites (4, 9, 14, 18 and 19) from the MCHC list and focus future residential planning on sites that clearly meet BAAQMD screening criteria with a health margin of safety."⁴

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In addition, after careful review of various studies, the Health Council Of Marin recommended to the Board of Supervisors that housing should be located at least 500 feet from major roads and freeways. Since the Tam Junction Affordable Housing Opportunity Sites are located within 500 feet of Highway 101, Highway 1 and/or Shoreline Highway, they should be removed from the Candidate Housing Site Inventory. Other Housing Sites should be selected that are more than 500 feet away from a major roadway.

V. Hazardous Materials:

According to the 2012 Housing Element SEIR (pg.148), the State Water Resources Control Board (SWRCB) data management system (Geotracker) was accessed to evaluate the potential for the proposed housing sites to be situated on or within a zone of contaminated soil or groundwater. As Indicated in Exhibits 3.0-13 and 3.0-14, 204 Flamingo Rd. (Old Chevron Station, Tam Junction) and 223 Shoreline Hwy (Near Walgreens, Tam Junction) may be affected by impacted soil or groundwater based on a review of that database.

204 Flamingo Rd. (The Old Chevron Station, Tam Junction) was issued a No Further Action (NFA) letter from the Water Board. However, the issuance was predicated on the continued use of commercial or industrial purposes and NOT conversion to residential land use. Residual hydrocarbons are likely in the soil. Conversion to residential land use could result in the Water Board requesting additional site assessment and/ or remediation. (2012 Housing Element's SEIR pg. 150)

The shallow groundwater at 223 Shoreline Hwy (Near Walgreens, Tam Junction) is probably impacted from the nearby gas station. A past case regarding this is closed, but remnant volatile organic compounds could pose a potential vapor intrusion risk for residential use. Again, conversion to residential land use could result in the Water Board requesting additional site assessment and/or remediation. (2012 Housing Element's SEIR pg. 155)

In addition, 160 Shoreline Hwy (Holiday Inn Express, Almonte/Manzanita) is located near where a Texaco station used to be situated. We suspect that this site also has historical releases of hazardous materials. Furthermore, if the old Texaco site received an approved remediation, like the Chevron site, it was likely based on the continued use of commercial purposes and NOT conversion to residential land use and additional site assessment and remediation would be required.

In conclusion, due to probable contaminated soil or groundwater, 204 Flamingo Rd. (Old Chevron Station, Tam Junction), 223 Shoreline Hwy (Near Walgreens, Tam Junction), and 160 Shoreline Hwy (Holiday Inn Express, Almonte/Manzanita) would most likely need additional site assessment and remediation to make them suitable for residential use, which would greatly increase the cost of development at the sites and make them inappropriate for affordable housing.

For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann on the 2012 Draft SEIR and 2007 to 2014 Draft Marin County Housing Element (2-18-13):

VI. Endangered Special Status Species:

217 Shoreline Hwy (Armstrong Nursery, Tam Junction) sits alongside Coyote Creek, which is inhabited by the California Clapper Rail and the Salt Marsh Harvest Mouse, both of which are endangered species. 160 Shoreline Hwy (Holiday Inn Express, Almonte/Manzanita) and 260 Redwood Hwy Frontage Rd. (Near Seaplane Adventures, Manzanita) butt up against marshland, which is also likely to be inhabited by these endangered species. Development and increased human impact on these sites may reduce the essential habitat of these species or reduce the number of these species.

VII. Insufficient Services & Public Transit:

Tam Junction's insufficient services (lack of bank, clothing stores, medical facilities, etc.), coupled with inadequate public transit, causes residents to drive outside the area to obtain their daily needs. The future residents of housing located at the Tam Junction and Manzanita DRAFT Candidate Housing Sites would need to do the same. This increase in the number of residents driving outside the area would increase greenhouse gas emissions and toxic air pollutants.

VIII. Historic Wetlands and Baylands Corridor:

"Goal Bio-5 Baylands Conservation" in the 2007 Marin Countywide Plan mandates analysis and mapping of historic wetlands in Richardson Bay and the Bothin Marsh area (including all parcels East of Shoreline Hwy) to determine if the parcels should be included in the Baylands Corridor.

160 Shoreline Hwy (Holiday Inn Express, Almonte/Manzanita) and 260 Redwood Hwy Frontage Rd. (Near Seaplane Adventures, Manzanita) are already in the Baylands Corridor.

The purpose of the Baylands Corridor is to give greater protections to wetland, including reducing development. Therefore, 160 Shoreline Hwy (Holiday Inn Express, Almonte/Manzanita) and 260 Redwood Hwy Frontage Rd. are inappropriate for the high-density development that affordable housing developers typically pursue.

IX. Historic Marshland That Could Be Restored:

160 Shoreline Hwy (Holiday Inn Express, Almonte/Manzanita) and 260 Redwood Hwy Frontage Rd. (Near Seaplane Adventures, Manzanita) are historic marshland. Restoration of these sites, as well as all lands East of Shoreline Highway, back to the marsh has been advocated by Tam Valley and Almonte residents for decades. Such restored wetlands would not only provide critical habitat but would also serve to protect residents from the surge of increased flooding and future sea level rise.

Were increased development allowed on these sites, any chance of restoring them back to marshland would be significantly impaired. Land values would increase, making it more difficult to fund the purchase of the land for restoration. Also, development may cause irreversible impacts to the marsh and preclude its restoration.

Better yet, 160 Shoreline Hwy and 260 Redwood Hwy. should be removed from the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Other Housing Sites should be selected that are not located on former marshland and therefore do not have the chance of being restored back to marshland.

X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities:

The projected high-density development on the Tam Junction and Manzanita Sites is incompatible with existing development in the commercial areas and in the adjacent neighborhoods based on scale and appearance, FAR, height and setbacks. Urban development and overdevelopment by private developers has consistently been considered both inappropriate and unsustainable and has therefore been opposed by the community for decades.

Conclusion:

The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic.

Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards.

The best course of action would be for the County to revise the 2023-2031 Housing Element DRAFT Candidate Housing Sites List to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. The County should return with a 2023-2031 Housing Element DRAFT Candidate Housing Sites List that does NOT include Tam Junction and Manzanita sites and thus, does not sacrifice the environment or the health and safety of its current and future residents.

Such action would be consistent with the Board of Supervisors' sensible decisions to: 1) vote for the "Resolution of the Marin County Board of Supervisors Modification to the Priority Development Area", which removed Tam Valley, Almonte and Manzanita from the Hwy 101 Corridor Priority Development Area of Plan Bay Area; and 2) vote to remove all proposed Tam Junction and Manzanita Sites from the 2015-2023 Housing Element Housing Site inventory.

Very truly yours,

/s/

Sharon Rushton, President

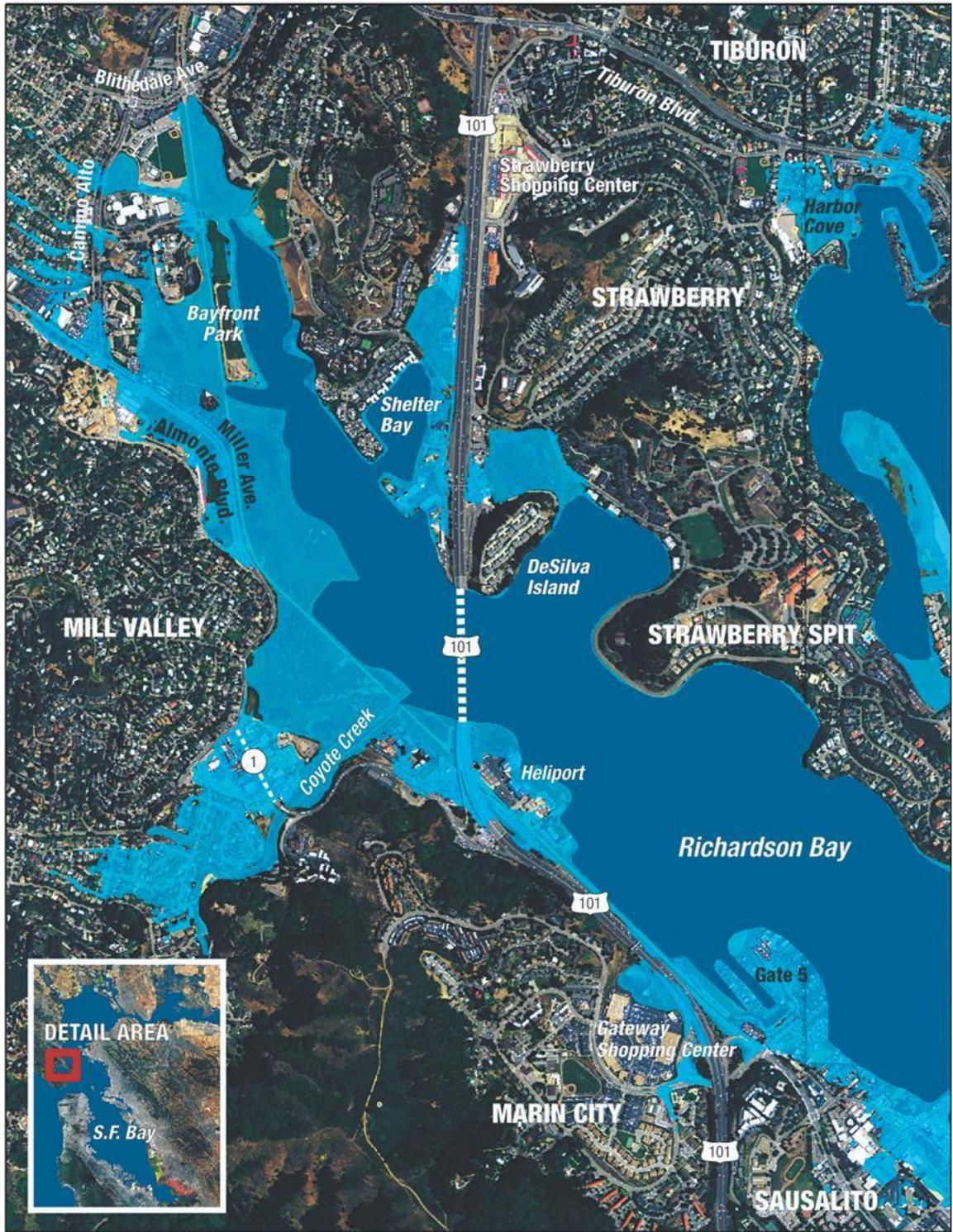
Sustainable TamAlmonte

Enclosures

Table A: Environmental Constraints & Hazards at the Tam Junction & Manzanita DRAFT Candidate Housing Sites

Tam Junction & Manzanita DRAFT Candidate Housing Sites						
		204 Flamingo Rd Chevron Tam Junction	160 Shoreline Hwy Holiday Express Manzanita	217 Shoreline Hwy Armstrong Tam Junction	260 Redwood Hwy-Near Sea Plane Manzanita	223 Shoreline Hwy-Near Walgreens Tam Junction
E N V I R O N M E N T A L C O N S T R A I N T S	Traffic Congestion (LOS "F")	✓	✓	✓	✓	✓
	Flooding, 100 Year Floodplain	✓	✓	✓	✓	✓
	Sea Level Rise	✓	✓	✓	✓	✓
	High Seismic Activity with High Liquefaction, Subsidence, & Mud Displacement	✓	✓	✓	✓	✓
	Toxic Air & Noise Pollution from Hwy 101		✓		✓	
	Toxic Air & Noise Pollution from Hwy 1	✓	✓	✓	✓	✓
	Cancer Causing TACs from Generators	✓		✓		✓
	Probable Contaminated Groundwater, Soil & Vapors from Hazardous Materials at Gas Stations	✓	✓			✓
	Probable Endangered Species		✓	✓	✓	

One meter sea level rise at Richardson Bay ■ San Francisco Bay ■



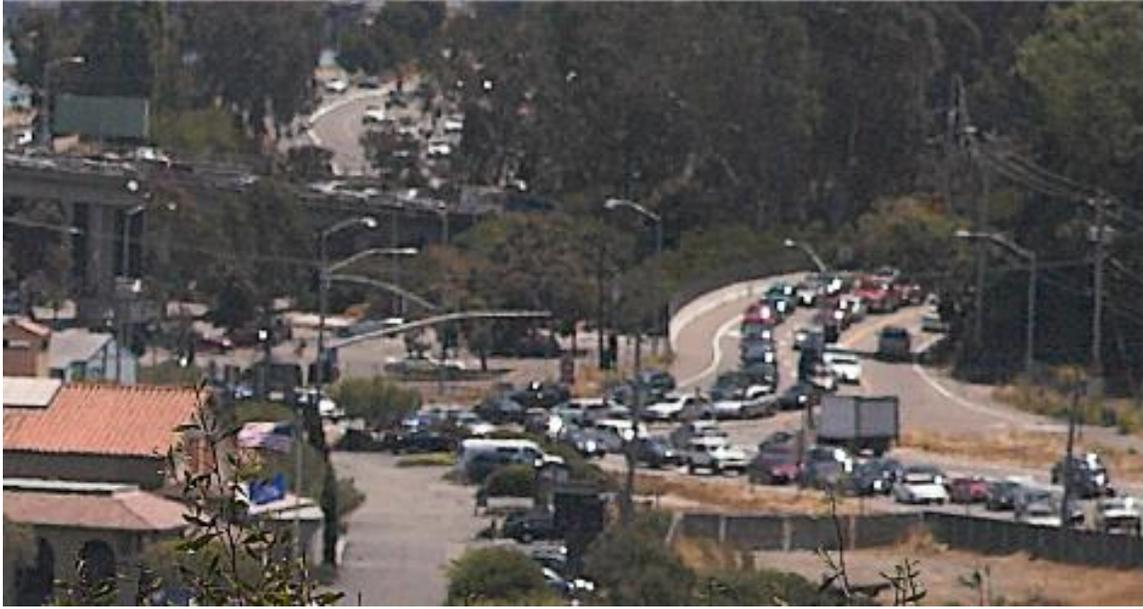
Source: BCDC



Flooding at Manzanita



Flooding at Manzanita



Traffic at the Hwy 1/ Stinson Beach Exit off Hwy 101 (Traffic is backed up across the entire span of the Richardson Bay Bridge)



Traffic on Shoreline Hwy / Hwy 1

From: [Lee Budish](#)
To: [housingelement](#); [BOS](#); [PlanningCommission](#); [Moulton-Peters, Stephanie](#); [Gounard, Doreen](#); [Thomas, Leelee](#); [Lai, Thomas](#)
Subject: Endorsement of Merits of the Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites
Date: Monday, February 28, 2022 10:49:42 AM
Attachments: [Budish-Letter-to Marin-county-housing-2-28-2022.pdf](#)

Please see attached letter.

Thank you,

Lee and Jim Budish

**Lee & James Budish
508 Browning Court
Mill Valley, CA 94941**

February 28, 2022

Marin County Board of Supervisors
Marin County Planning Commission
3501 Civic Center Drive, Suite 329
San Rafael, CA 94903
housingelement@marincounty.org

Re: Merits of the Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List:

- **160 Shoreline Hwy (72 units) – Holiday Inn Express, Almonte/Manzanita**
- **260 Redwood Hwy Frontage Rd. (36 units) – Near Seaplane Adventures, Manzanita**
- **205 Tennessee Valley Road (20 units) – Church, Tam Valley**
- **217 Shoreline Hwy (21 units) – Armstrong Nursery, Tam Junction**
- **223 Shoreline Hwy (24 units) – Near Walgreens, Tam Junction**
- **375 Shoreline Hwy (8 units) – Near 7-Eleven, Tam Valley**
- **204 Flamingo Rd. (20 units) – Old Chevron Station, Tam Junction**
- **Unknown 049-231-09 Marin Dr. (3 units)**
- **Unknown 052-041-27 Shoreline Hwy (12 Units)**

Dear Marin County Board of Supervisors and Planning Commission,

Introduction

We have the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List.

Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Tam Junction & Manzanita Candidate Housing Sites is a ridiculous idea. It would harm the environment and create undue hardship, illness, injury and/or death to the current and future residents.

The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the greatest number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing

dangerous conditions and add new significant adverse environmental impacts. The extraordinarily high number of hazards and adverse impacts magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the Tam Valley, Almonte, & Manzanita Housing Sites from the 2023-2031 Housing Element DRAFT Candidate Housing Site inventory.

Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table entitled; “**Table A: Environmental Constraints & Hazards at the Tam Junction & Manzanita DRAFT Candidate Housing Sites**”.

I. Dangerous Traffic with Unacceptable Level Of Service – LOS “F” Of Local Roadways:



Traffic on Shoreline Hwy/ Hwy 1

The roads leading to the aforementioned Candidate Housing Sites are drowning in traffic congestion. The level of service (LOS “F”) on Highway 1 is unacceptable and unavoidable, as demonstrated in both the Marin Countywide Plan’s Environmental Impact Report (EIR) and the 2012 Housing Element’s Supplemental Environmental Impact Report (SEIR).

In addition to the Unincorporated Districts governed by the Tamalpais Area Community Plan, the City of Mill Valley, Stinson Beach, Muir Beach and Bolinas also use Hwy 1 as their regular commuter route to get to Hwy 101. Over a million tourists a year use Hwy 1 to access Muir Woods and other recreational destinations. As the jurisdictions grow and tourism increases, the additional commuters will further intensify the Tam Junction & Manzanita traffic.

The public transit service is inadequate to serve current local residents, let alone additional future residents. The assumption that low-income people will not drive, especially in a poor

service area, creates a flawed analysis which underestimates the additional traffic impacts that additional development in these areas will cause.

Tam Junction's & Manzanita's unavoidable high traffic volume and the unacceptable LOS present a danger to the current residents. This is especially true during times of emergency egress and ingress. Subsequent residential development at the proposed Tam Valley, Almonte, & Manzanita Housing Sites, would only exacerbate this situation by adding more automobile and pedestrian traffic to the already dangerous area, creating an even greater danger to the current and future residents.

II. Flooding, 100 Year Floodplain, Impending Sea Level Rise



Flooding at Manzanita

All the lowland Tam Junction and Manzanita Sites are within the 100 Year Floodplain. Flooding is excessive in the Tam Junction/Manzanita area and continues to occur with the tides even in August with no rain. Sea level rise caused by global climate change, which will cause rises in tide elevations of San Francisco and San Pablo Bays, will further increase the risk of flooding in Tam Valley/Almonte/Manzanita and ultimately permanently cover the low-lying areas with water.

According to the San Francisco Bay Conservation and Development Commission (BCDC) and the Pacific Institute map, the Candidate Housing Sites in the Tam Valley, Almonte, and Manzanita commercial lowlands, which are proposed for development or redevelopment, will all likely be under water within 100 years or sooner due to global climate change. (****Please see the attached BCDC map.**)

Because the sea and Bay levels are fundamental in determining whether an area is in the 100-year floodplain, areas that are not currently in the floodplain will likely become part of that floodplain very soon. Moreover, development, including increased density of housing, would cause increased soil compaction, which would in turn further increase the risk of flooding in Tam Valley/Almonte/Manzanita.

Placing housing within a 100-year floodplain and in areas subject to sea level rise is dangerous, results in significant impacts to the environment and should be prohibited.

III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement

The Marin Countywide Plan's EIR states, and the 2012 Housing Element FSEIR confirms, that implementation of the CWP and the 2012 DRAFT Housing Element would have significant unavoidable project and cumulative impacts [Impact 4.7-2 (Seismic Ground Shaking) & Impact 4.7-3 (Seismic Related Ground Failure)] to persons living in new or redeveloped buildings due to risk of injury or death from severe seismic activity such as a major earthquake. The CWP's EIR and the Housing Element FSEIR then describe the areas in which the danger is greatest, which include Tamalpais Valley, Almonte, & Manzanita and more specifically, the referenced Candidate Housing Sites. The CWP's hazard maps confirm this finding.

The proposed lowland Tam Junction & Manzanita Housing Sites sit on deep bay mud and landfill and are in a high seismic activity zone with very high liquefaction potential. During even moderate seismic activity, the filled land is susceptible to liquefaction, subsidence and mud displacement. Placing housing on these seismically active sites would put the residents at risk of injury or death.

Selecting Housing Sites that are seismically unsafe, such as those in Tam Junction & Manzanita, is in direct conflict with CWP Policy EH-2.1 - that seeks to avoid development in seismically hazardous areas. Moreover, there can be no benefit that would result from developing residences at these sites that would override the impact of severe injury or loss of life from building on ground known to be unstable in even a moderate seismic event.

The lowland Tam Junction & Manzanita Candidate Housing Sites should be removed from the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Other Housing Sites should be selected that are underlain with bedrock and that thus do not present a significant impact due to seismic activity.

IV. Air Quality & Noise:

Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways:

160 Shoreline Hwy (Holiday Express in Manzanita) & 260 Redwood Hwy Frontage Rd. (Near Seaplane Adventures, Manzanita) sit very close to Hwy 101 and all the Tam Junction sites sit along highly congested Hwy 1 with an unacceptable LOS of "F".

It is well documented, in a multitude of major studies (E.g., The California Department of Public Health Studies by Janice Kim MD, MPH; the UCSC study by Gauderman et al.), that residents living in proximity to major roads and freeways are at much greater risk of developing serious illness (lung impairment, cardiac disease, cancer, and premature miscarriage) due to the cumulative effects of air and noise pollution.

The above referenced sites were either listed before in the 2012 Housing Element Housing Site Inventory or else sit very close to sites that were listed in the 2012 Housing Element Housing Site Inventory. The 2012 Housing Element's SEIR states; "Residential development that could occur under the 2012 Draft Housing Element would have the potential to result in new or substantially more severe impacts due to exposures to toxic air contaminants (TACs) along highways and heavily traveled roads."

Comments by Technical Expert Geoffrey Hornek

Link to comment letter by Environmental Air Quality and Acoustical Expert Geoffrey Hornek on the air quality analysis done for the 2012 Draft SEIR for the 2007 to 2014 Draft Marin County Housing Element (2-19-13):

http://www.tamalmonite.org/letters/Air_Pollution_Expert_Hornek's_Comments_re_Housing_Element_Draft_SEIR.pdf

Below is information from Air Quality Expert Geoffrey Hornek's comment letters on the air quality analysis done for the 2012 Housing Element's DSEIR and FSEIR. The above referenced 2023-2031 Housing Element DRAFT Candidate Housing Sites in Tam Junction and Manzanita were either listed before in the 2012 Housing Element Housing Site Inventory or else sit very close to sites that were listed in the 2012 Housing Element Housing Site Inventory. Therefore, Expert Hornek's findings are still very pertinent.

Sites identified in the 2012 DRAFT Marin County Housing Element's Available Land Inventory:

- Site #4: Old Chevron Station, 204 Flamingo Rd, Tam Junction
- Site #9: Manzanita Mixed Use, 150 Shoreline Hwy, Tam Junction
- Site #14: Armstrong Nursery, 217 & 221 Shoreline Ave., Tam Junction
- Site #18: Around Manzanita (150 Shoreline Ave.), Tam Junction
- Site #19: Tam Junction Retail, 237 Shoreline Ave. etc., Tam Junction

According to Technical Expert Geoffrey Hornek's comment letters on the air quality analysis done for the 2012 Housing Element's DSEIR¹ and FSEIR², all of the Tam Junction Sites are located within the zone of influence of a number of strong roadway (within 1000 feet of Hwy 1 and/or Hwy 101) and stationary TAC sources (Sausalito Marin City Sanitary District Generator and County of Marin, Crest Marin Pump Station Generator) as identified in the BAAQMD's listings. As a result, all of the proposed Tam Junction sites are subject to a cancer risk greater than 10.

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V. Hazardous Materials:

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The shallow groundwater at 223 Shoreline Hwy (Near Walgreens, Tam Junction) is probably impacted from the nearby gas station. A past case regarding this is closed, but remnant volatile organic compounds could pose a potential vapor intrusion risk for residential use. Again, conversion to residential land use could result in the Water Board requesting additional site assessment and/or remediation. (2012 Housing Element's SEIR pg. 155)

In addition, 160 Shoreline Hwy (Holiday Inn Express, Almonte/Manzanita) is located near where a Texaco station used to be situated. We suspect that this site also has historical releases of hazardous materials. Furthermore, if the old Texaco site received an approved remediation, like the Chevron site, it was likely based on the continued use of commercial purposes and NOT conversion to residential land use and additional site assessment and remediation would be required.

In conclusion, due to probable contaminated soil or groundwater, 204 Flamingo Rd. (Old Chevron Station, Tam Junction), 223 Shoreline Hwy (Near Walgreens, Tam Junction), and 160 Shoreline Hwy (Holiday Inn Express, Almonte/Manzanita) would most likely need additional site assessment and remediation to make them suitable for residential use, which would greatly increase the cost of development at the sites and make them inappropriate for affordable housing.

For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann on the 2012 Draft SEIR and 2007 to 2014 Draft Marin County Housing Element (2-18-13):

VI. Endangered Special Status Species:

217 Shoreline Hwy (Armstrong Nursery, Tam Junction) sits alongside Coyote Creek, which is inhabited by the California Clapper Rail and the Salt Marsh Harvest Mouse, both of which are endangered species. 160 Shoreline Hwy (Holiday Inn Express, Almonte/Manzanita) and 260 Redwood Hwy Frontage Rd. (Near Seaplane Adventures, Manzanita) butt up against marshland, which is also likely to be inhabited by these endangered species. Development and increased human impact on these sites may reduce the essential habitat of these species or reduce the number of these species.

VII. Insufficient Services & Public Transit:

Tam Junction's insufficient services (lack of bank, clothing stores, medical facilities, etc.), coupled with inadequate public transit, causes residents to drive outside the area to obtain their daily needs. The future residents of housing located at the Tam Junction and Manzanita DRAFT Candidate Housing Sites would need to do the same. This increase in the number of residents driving outside the area would increase greenhouse gas emissions and toxic air pollutants.

VIII. Historic Wetlands and Baylands Corridor:

"Goal Bio-5 Baylands Conservation" in the 2007 Marin Countywide Plan mandates analysis and mapping of historic wetlands in Richardson Bay and the Bothin Marsh area (including all parcels East of Shoreline Hwy) to determine if the parcels should be included in the Baylands Corridor.

160 Shoreline Hwy (Holiday Inn Express, Almonte/Manzanita) and 260 Redwood Hwy Frontage Rd. (Near Seaplane Adventures, Manzanita) are already in the Baylands Corridor.

The purpose of the Baylands Corridor is to give greater protections to wetland, including reducing development. Therefore, 160 Shoreline Hwy (Holiday Inn Express, Almonte/Manzanita) and 260 Redwood Hwy Frontage Rd. are inappropriate for the high-density development that affordable housing developers typically pursue.

IX. Historic Marshland That Could Be Restored:

160 Shoreline Hwy (Holiday Inn Express, Almonte/Manzanita) and 260 Redwood Hwy Frontage Rd. (Near Seaplane Adventures, Manzanita) are historic marshland. Restoration of these sites, as well as all lands East of Shoreline Highway, back to the marsh has been advocated by Tam Valley and Almonte residents for decades. Such restored wetlands would not only provide critical habitat but would also serve to protect residents from the surge of increased flooding and future sea level rise.

Were increased development allowed on these sites, any chance of restoring them back to marshland would be significantly impaired. Land values would increase, making it more difficult to fund the purchase of the land for restoration. Also, development may cause irreversible impacts to the marsh and preclude its restoration.

Better yet, 160 Shoreline Hwy and 260 Redwood Hwy. should be removed from the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Other Housing Sites should be selected that are not located on former marshland and therefore do not have the chance of being restored back to marshland.

X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities:

The projected high-density development on the Tam Junction and Manzanita Sites is incompatible with existing development in the commercial areas and in the adjacent neighborhoods based on scale and appearance, FAR, height and setbacks. Urban development and overdevelopment by private developers has consistently been considered both inappropriate and unsustainable and has therefore been opposed by the community for decades.

Conclusion:

The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic.

Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards.

The best course of action would be for the County to revise the 2023-2031 Housing Element DRAFT Candidate Housing Sites List to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. The County should return with a 2023-2031 Housing Element DRAFT Candidate Housing Sites List that does NOT include Tam Junction and Manzanita sites and thus, does not sacrifice the environment or the health and safety of its current and future residents.

Such action would be consistent with the Board of Supervisors' sensible decisions to: 1) vote for the "Resolution of the Marin County Board of Supervisors Modification to the Priority Development Area", which removed Tam Valley, Almonte and Manzanita from the Hwy 101 Corridor Priority Development Area of Plan Bay Area; and 2) vote to remove all proposed Tam Junction and Manzanita Sites from the 2015-2023 Housing Element Housing Site inventory.

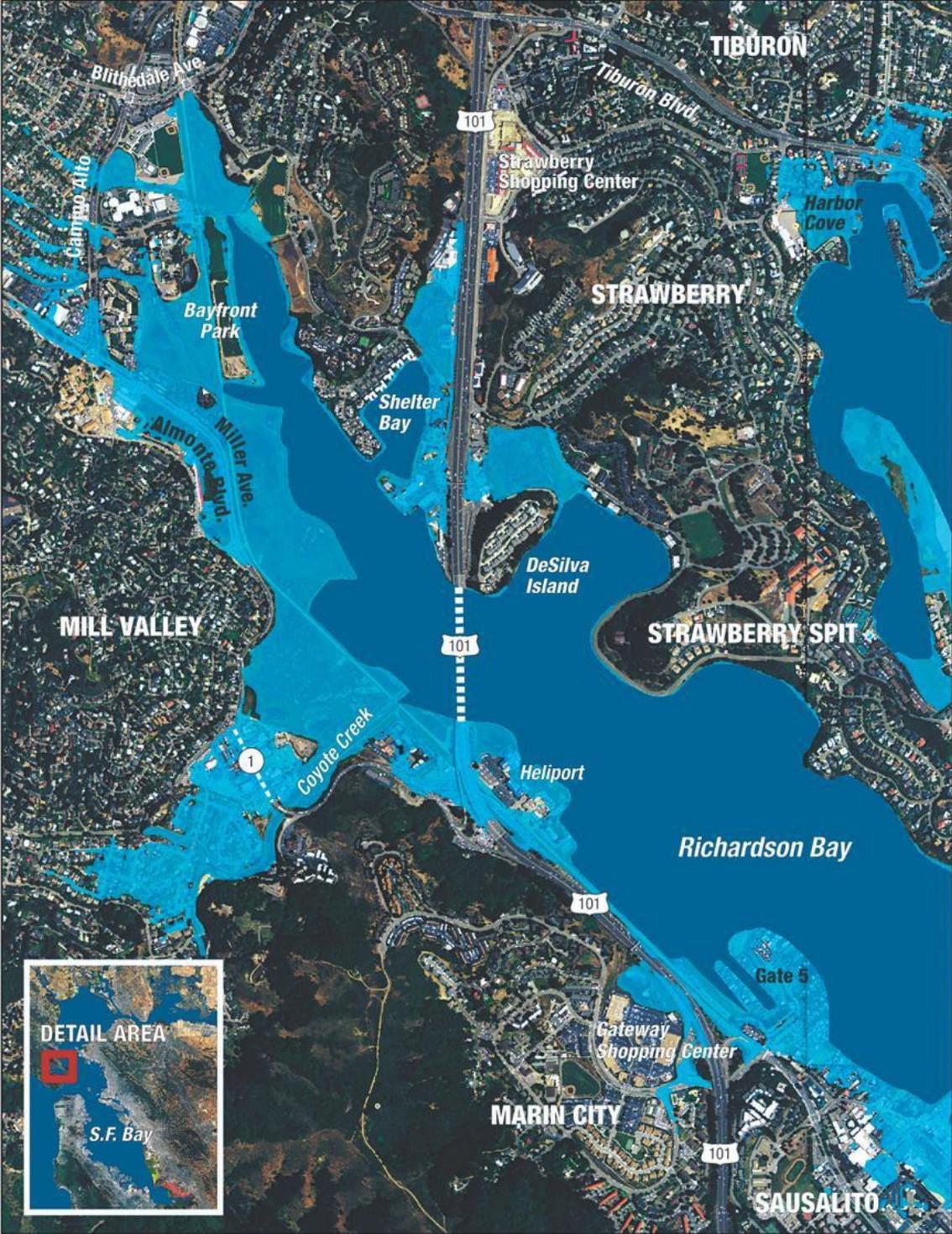
Sincerely,

Lee Budish James Budish

Table A: Environmental Constraints & Hazards at the Tam Junction & Manzanita DRAFT Candidate Housing Sites

Tam Junction & Manzanita DRAFT Candidate Housing Sites						
		204 Flamingo Rd Chevron Tam Junction	160 Shoreline Hwy Holiday Express Manzanita	217 Shoreline Hwy Armstrong Tam Junction	260 Redwood Hwy-Near Sea Plane Manzanita	223 Shoreline Hwy-Near Walgreens Tam Junction
E N V I R O N M E N T A L C O N S T R A I N T S	Traffic Congestion (LOS "F")	✓	✓	✓	✓	✓
	Flooding, 100 Year Floodplain	✓	✓	✓	✓	✓
	Sea Level Rise	✓	✓	✓	✓	✓
	High Seismic Activity with High Liquefaction, Subsidence, & Mud Displacement	✓	✓	✓	✓	✓
	Toxic Air & Noise Pollution from Hwy 101		✓		✓	
	Toxic Air & Noise Pollution from Hwy 1	✓	✓	✓	✓	✓
	Cancer Causing TACs from Generators	✓		✓		✓
	Probable Contaminated Groundwater, Soil & Vapors from Hazardous Materials at Gas Stations	✓	✓			✓
	Probable Endangered Species		✓	✓	✓	

One meter sea level rise at Richardson Bay ■ San Francisco Bay ■



Source: BCDC



Flooding at Manzanita



Flooding at Manzanita



Traffic at the Hwy 1/ Stinson Beach Exit off Hwy 101 (Traffic is backed up across the entire span of the Richardson Bay Bridge)



Traffic on Shoreline Hwy / Hwy 1

From: [Mary Stevens](#)
To: [housingelement](#); [BOS](#)
Subject: New development plans
Date: Monday, February 28, 2022 11:01:58 AM
Attachments: [image0.jpeg](#)

I am extremely concerned about the proposed new developments in the Lucas Valley Marinwood area, especially when taken together with other large new development projects in the nearby vicinity.

I realize California has a housing issue. However, destroying existing communities is not the solution.

The number of added housing units in the LVM area alone will utterly destroy our school system. The Miller Creek School district currently serves about 2000 students. Just one proposal would add 1800 homes and possibly triple our student needs. Where will these children go to school? Similarly, almost 250 homes in the Prandi location would increase the Lucas Valley Elementary school population by a similar 200%. This will overwhelm our schools, and other community services. If there is another huge build at the Northgate site, also in the Miller Creek School district, it's even worse.

I'm also worried about many environmental considerations that seem to be ignored. One has only to look at the debacle of the Talus development to see that these plans are not in the interest of the community or environment. These were not affordable homes for teachers and firefighters, but large expensive homes with big lots. Now we have a razed hillside, threats to our creek, destruction of few remaining heritage trees and wildlife habitat and one giant fire hazard with an enormous pile of dead trees and brush. This is what happens when projects are rammed through without proper review and oversight.

Traffic increases will be a nightmare. In an emergency, how do we escape with the gridlocks that will occur? Lucas Valley Road and 101 are already jammed with cars especially at commute times.

We are in continuing drought, unlikely to ever improve thanks to climate change. Where does the water come from for this new population?

A few of the proposed sites make sense but this large scale unbalanced load into our small community does not. Any development should be tailored to fit the need (ie truly affordable housing, not a token 5%) and address community concerns. It's time for our community to have a say in protecting our schools, neighborhood, the environment, and our safety.

Mary Stevens
54 Tan Oak Circle
San Rafael

Is this what we want Lucas Valley to look like? What an eyesore and environmental disaster for a few houses for rich people (and richer developers). Look at the giant pile of flammable dead heritage trees!



From: [Pamalah MacNeily](#)
To: [housingelement](#)
Subject: comments on housing elements site in San Geronimo Valley
Date: Monday, February 28, 2022 11:09:29 AM

I could not access the Balancing Site work area so I am submitting these comments here.

SGV is an amazing place to be due to low development. I have had the benefit of living here 25 years.

What is being proposed in both of the areas of the School property and at the Gold Course are for higher end homes. Higher end homes are not a help for our community. We need homes for families with kids, We need Senior housing. We don't need another 127 above moderate income homes.

Have some vision. Create a place with a grocery store, deli, and place for people to meet. Create Senior housing. Have ability to share vehicles.

This area could become a hub for our community to use and support.

It is also a sensitive environmental area. It used to be where water would spread out when it rained and slowly sink into the ground providing water all year round for the fish. More concrete and asphalt = more runoff.

This vision of 98 separate high end homes here is not fitting to the rural area of our valley. It is just going to bring in more people who want a rural lifestyle from other areas and NOT give our locals homes. Every day, people, and families are looking for homes. Renters are being pushed out. It is unaffordable to live here. Solve the problem we have now, housing for our locals. Not bring more people here.

Also, the place being considered at 6900 Sir Francis Drake is a privately owned place. Owned by a family that owns quite a bit of property in the Valley as it is. I certainly hope public monies are not going to rehab this property.

Sincerely,

Pamalah MacNeily
Forest Knolls

From: [Pamalah MacNeily](#)
To: [housingelement](#)
Subject: Additional policy suggestions: Septic changes
Date: Monday, February 28, 2022 11:20:36 AM

- In West Marin we are on septic systems. It is horrendously expensive to get anything done here., costing up to \$ 100,000 easily for a simple system. Then the County is imposing annual extra fees for people who have non standard systems of any kind. It makes this unfeasible for all but the most wealthy.

I and many of my neighbors would be amenable to putting an ADU on our property BUT for the septic issues. There are alternatives - electric toilets, or other things that could be researched.

Also, the County must come up with an affordable septic pricing. Plus, the contractors have no incentive to keep their costs in line, even with their proposals. I have heard time and again, how Questa got a bid, must have been the lowest bid, then they went over budget, (by \$15, 000 or \$ 20,000) and to get the house signed off, approved, and be able to move in, the homeowner paid the extortion, I mean, bill.

The County could at least provide a service where homeowners could put their comments in about septic contractors for prospective septic owners to see.

Thanks for listening.

Best,

Pamalah MacNeily
Forest Knolls
415-686-7635

From: [andrew.gray](#)
To: [Marin Board of Supervisors](#); [housingelement](#)
Subject: Housing Decisions within Lucas Valley / Marinwood
Date: Monday, February 28, 2022 11:25:08 AM

To: Marin County Board of Supervisors and Planning Commission
Subject: Housing Decisions within Lucas Valley / Marinwood
February 28, 2021

Dear Marin County Board of Supervisors and Planning Commission:

We have seen the preliminary list of potential housing sites for Marin County, including in unincorporated areas such as Marinwood/Lucas Valley, as developed by the ABAG (Regional Housing Needs Allocation Plan), and approved by the California Department of Housing and Community Development. The plan includes 2,412 units within the Lucas Valley / Marinwood area (accounting for 68% of the 3,569 units within unincorporated Marin County).

Sites under consideration in the Marinwood / Lucas Valley areas:

St Vincent's School - 1,800
Marinwood Market - 136
530 Blackstone Drive (site of religious house) - 32
7 Mt Lassen (site of office park) - 58
2 Jeannette Prandi Way (site of Juvenile Hall) - 254
Lucas Valley Rd/near terra Linda Ridge: 26

We are not opposed to some moderate increase of housing units in the area. However, we have some serious concerns regarding these potential sites:

(1) The Lucas Valley / Marinwood area currently has less than roughly 1,750 homes, spread across a roughly 3.5 mile valley corridor, almost all of which are single family dwellings, and the overwhelming majority of which are one or two story homes. There are no large multi-unit apartment buildings in this area. The overall magnitude of the increase in units in this area (2,412 units) is disproportionately large compared to the current housing density of the area. The proposed increase would more than **double** the overall number of housing units in the area.

(2) The area to the south and west of St. Vincent's School (east of HWY 101) has been discussed as a potential development site for some time. Although multi-unit housing could easily be developed there, adding 1,800 units would completely overwhelm the property and this very large number of additional units represents an enormous growth for the area, on the same order of units as currently exist in all of Lucas Valley / Marinwood. To fit this large number of units, the development would likely include large three (or more) story structures, which do not currently exist anywhere in this area.

(3) The site at 530 Blackstone Drive (current site of religious house) could easily fit a multi-unit development, however 32 units on this site is far too large for the size of the property, which is near the end of a small half-mile residential street, that currently has less than 50 total housing units.

(4) The site at 7 Mt. Lassen Drive (currently two relatively small two-story office buildings) is far too small to fit 58 housing units without the new structure extending to three or more stories.

(4) The site at 2 Jeannette Prandi Way (south of the Juvenile Hall) is currently an open space area with a loop path that is regularly used by nearby residents (including residents of the nearby senior housing development) as a recreational walking, bike riding, etc. area (and dog walking area). This open space area has been in existence for well over thirty years and is a very popular area regularly used by many residents of the adjoining neighborhoods. A potential development consisting of 254 units on this site would completely eliminate a treasured and much-used open space area and would likely require a multi-story (three or more stories) structure. Very few of the homes in this area of Lucas Valley / Marinwood are more than one story (almost all are one-story Eichler homes). Such a

large development is completely out of character with the current land use in this area and should absolutely not be allowed to be developed on this site.

(5) These potential new housing units would represent an extremely large additional burden to traffic density in the area.

(6) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school.

(7) These potential new housing units would create a very large additional demand for water resources in the Lucas Valley / Marinwood area which are currently very limited.

The simple number (2,412) of potential additional housing units in the Lucas Valley / Marinwood area is much too large and would represent an approximate doubling of the current housing density in the area. Each of the proposed developments presents issues regarding the size of new structures (including constructing multi-story structures in areas where there are currently none), and would present issues concerning current resource capacities (including traffic, schools, and water).

Thank you for your consideration of these issues when making decisions regarding potential new housing developments in the Lucas Valley / Marinwood area.

Sincerely,

H. Andrew Gray
Michele M. Jimenez
900 Appleberry Drive
Residents of Marinwood for forty years

From: [Angie Jones](#)
To: [housingelement](#)
Subject: Site suggestions for West Marin
Date: Monday, February 28, 2022 11:28:24 AM

I am extremely concerned about more housing going up in West Marin due to fire danger and the already impossible likelihood of getting out of Marin from West Marin due to the lack of roads to get out. How can more housing be considered when there are only a couple ways out and if traffic in Fairfax is bottled up and the ONLY way out is going east then valley residents are screwed.

Housing should only be considered in areas nearest the freeways.

The golf course should only be for open space and recreation.

Fire danger is a serious threat.

Thank you for your time,
Angie

From: [Lele Diamond](#)
To: [housingelement](#)
Subject: Please do not proceed with Housing Element
Date: Monday, February 28, 2022 11:28:52 AM

Dear Marin County Staff,

I am urging you to not proceed with the presently proposed Housing Element plans in incorporated Marin County. While affordable housing is a concern, so is sustainability. I do not believe the current plan balances these needs adequately.

Please allow time for a more thoughtful discussion with more public engagement before proceeding.

Best,

Lele Diamond
111 Forrest Avenue
Fairfax, CA 94930

From: [Margaret Kathrein](mailto:Margaret.Kathrein)
To: bos@marinccouty.org; housingelement; esmith@marinhousing.org; tkaslofsky@marinhousing.org; [Connolly, Damon](mailto:Connolly.Damon)
Cc: president@lvha.org; vicepresident@lvha.org; treasurer@lvha.org; secretary@lvha.org; memberatlarge@lvha.org
Subject: Potential Housing Sites
Date: Monday, February 28, 2022 11:29:41 AM

Dear Marin County Supervisors and Housing Authority Commissioners,

With respect to the Lucas Valley sites being considered as potential housing sites, I submit the following comments:

1. Juvenile Hall Site Master Plan *

A Master Plan was developed through collaboration of Marin County Supervisor Bob Roumiguere, Planning Director Mark Reisenfeld, and Lucas Valley Community members.

The Master Plan was submitted to the Board of Supervisors and adopted in 1994. The Plan encompasses the Jeanette Prandi and Juvenile Hall sites being considered as housing sites.

The Master Plan provides:

- a. Upper Idylberry Corridor - The plan stipulates the area north of the Idylberry is transferred to the Open Space District, and there shall be no structures or other improvements north of the Idylberry Corridor.
- b. Lower SE portion of the Juvenile Hall Site - the lower grass area is preserved for recreational uses.
- c. SW corner of the site (Jeanette Prandi Way) - shall remain as County Administrative and Storage Facilities only.
- d. Rotary Senior Housing (Jeanette Prandi Way) - shall be limited to 55 units, single story only.
- e. Juvenile Hall and County Parks Offices - area shall remain as County facilities. No additional development is permitted.

The restrictions of the Master Plan prohibit consideration of this entire area for possible housing sites.

2. Sites located at 7 Mt. Lassen Drive and at Lucas Valley Road/Mt Muir near Terra Linda Ridge fail to comply with stated criteria for site selection. These sites present environmental hazards, including high fire danger as exhibited last August when a wildfire approached housing and traffic became a hazard. These areas also fail to provide access to transportation, jobs, services, and amenities. Lucas Valley is an inappropriate choice. In addition, all of the Lucas Valley sites are in the wildland urban interface (WUI) zones that contradict Governor Newsom's priorities to shift housing away from rural wildfire-prone areas and closer to urban centers.

Thank you for consideration of these comments.

Sincerely,

Margaret Kathrein

* A copy of the Master Plan and Appendix will be presented to the Board of Supervisors at the March 2, 2021 meeting.

margaret.kathrein@gmail.com
1098 Idylberry Road
San Rafael, Ca 94903

From: mjlmv@comcast.net
To: [housingelement](#)
Subject: Suggested Tam Valley housing site
Date: Monday, February 28, 2022 11:31:13 AM

After much thought and consultation with some neighbors, I'd like to submit the motel that is across from the Holiday Inn – the Muir Woods Lodge – as a possible housing site.

You may know that the previous motel next door – with the big sign that says “Fireside” was converted to housing some years ago.

If the Muir Woods Lodge is similarly converted, it would not create much additional traffic, as the patterns are already established.

Thank you,

Mikey

Michael Levy
Tam Valley

From: [Dewey Livingston](#)
To: [housingelement](#)
Subject: Housing Element Comments
Date: Monday, February 28, 2022 11:31:35 AM

Re: Cottages at Point Reyes Seashore parcel, Inverness

This parcel is inappropriate for proposed development for two very serious reasons: 1) it is in a high fire danger zone, and 2) is prone to floods and landslides.

1: The adjacent hundred+ acres of private and public bishop pine forest is long untended and seriously overgrown with brush and dead trees, and has not burned in almost 100 years. Wildfire in the canyon would directly threaten our family homes and all our neighbors on Pine Hill Road, Kehoe Way and Vision Road, in addition to all of the residents of Seahaven on the north.

2: The canyon was damaged in the 1982 storms, which unleashed large amounts of mud and rock, and woody detritus, into the bottomlands, and it is unstable as far as landslide danger (take note of the problems on Sir Francis Drake Blvd. above). Without any doubt, these events will be repeated in the future.

For these reasons alone, this is one of the least appropriate areas for future housing.

Douglas (Dewey) Livingston
PO Box 296
133 Kehoe Way
Inverness, CA 94937
415-669-7706

From: [Anne Faught](#)
To: [Rodoni, Dennis](#); [housingelement](#)
Subject: NO
Date: Monday, February 28, 2022 11:38:33 AM

Dear Supervisor Rodoni and Deputy Director Leelee Thomas:

Increasing the potential for 200+ more cars getting through the SFD corridor during rush hour? Traffic is already a nightmare morning and night. Adding houses to a community struggling to maintain homeowners insurance due to wildfire vulnerability? This is really poor thinking and poor planning. I support seeking SOME alternative Valley sites to meet our affordable housing obligations but there are possibilities along the 101 corridor that make much more sense.

Please think forward instead of short sightedly.

Sincerely, Anne Faught

From: [Ryan Mize](#)
To: [housingelement](#); [BOS](#)
Subject: Public Feedback - Marinwood/St Vincents housing proposal -
Date: Monday, February 28, 2022 11:51:21 AM

Hello -

I was only recently made aware of the current preliminary proposal for housing allocation to the unincorporated areas of marin county. As a current resident who grew up in Marinwood Lucas Valley - left the county - and returned to raise my family here - I cannot more strongly oppose the sheer volume of proposed housing for the Marinwood/Lucas Valley areas.

This location (Marinwood/Lucas Valley) is already underserved by commercial services and has a lack of job opportunities. It is a small bedroom community sandwiched between the commercial hubs of San Rafael and Novato. Any significant shopping or professional services require a vehicle trip to either the city of San Rafael or to the city of Novato. The added burden of the new development proposals would grossly increase the negative environmental impacts that the lack of nearby commercial services already causes. Furthermore the 101 interchanges both North and South already can barely handle the traffic that exists.

More housing in this area without addressing current school campus, sport field, open space, park and community center availability and other critical services would have a significant negative impact on the community and not balance the Supervisors stated goal of 'equitable distribution' throughout the county. The schools within the Miller Creek School District are also nearly at capacity. Many of the campuses operate with nearly a third of classrooms being in 'portable' classrooms and have had to take over outdoor recreation areas for portable classroom locations. Our youth sports also already operate at a deficit of field/court availability relative to the active youth that participate.

I urge the planning department and the board of supervisors to re-evaluate the Marinwood/Lucas Valley area and not look to force nearly 60% of the county's unincorporated housing allotment into our small bedroom community.

Ryan and Hilary Mize

From: [Sackett, Mary](#)
To: [housingelement](#)
Subject: FW: Low-Income Housing in Marinwood
Date: Monday, February 28, 2022 11:54:19 AM

From: Jgurish@aol.com <Jgurish@aol.com>
Sent: Monday, February 28, 2022 11:30 AM
To: Connolly, Damon <DConnolly@marincounty.org>
Subject: Low-Income Housing in Marinwood

Jonathon Gurish would like information about:

While I am generally in favor of additional low-income housing in Marin, it appears that the proposals for development of Marinwood Avenue turn that are of our neighborhoods (I live across the street) into an area that exclusively low-income housing. Experiments with consolidating low-income housing in the 1960-80's proved to us that this does not work well. These areas become neglected by government and residents alike. Is it possible to make these development more diverse?

From: [Kutter, Rhonda](#)
To: hermitfarm@comcast.net
Cc: [Rodoni, Dennis](#); [housingelement](#)
Subject: RE: No on 98 homes in the San Geronimo Valley
Date: Monday, February 28, 2022 11:55:57 AM

Dear Maurice Groat,

Thank you for your email; we appreciate your concern for your community. I am sharing your comments to Supervisor Rodoni and to our housing staff.

Please feel free to join [tomorrow's evening meeting](#) via Zoom where there will be a Housing Element update on the agenda of a joint meeting of the BOS and Planning Commission.

Best,

Rhonda

Rhonda Lynn Kutter
Aide to Supervisor Dennis Rodoni
she/her
Marin County Board of Supervisors
415-473-3246; RKutter@MarinCounty.org

From: hermitfarm@comcast.net <hermitfarm@comcast.net>
Sent: Monday, February 28, 2022 9:32 AM
To: Kutter, Rhonda <RKutter@marincounty.org>
Subject: No on 98 homes in the San Geronimo Valley

Maurice Groat would like information about:

Dear Supervisor Rodoni and Deputy Director Leelee Thomas,
I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.

From: [Stephen Nestel](#)
To: [housingelement](#); [Connolly, Damon](#); [Thomas, Leelee](#); [Sackett, Mary](#)
Subject: No massive housing element without PLANNING for growth in Marinwood/Lucas Valley
Date: Monday, February 28, 2022 11:58:09 AM

Dear Marin County Supervisors and Community Planning Staff:

The 2022 Marin County Candidates site for Unincorporated Marin and especially Marinwood/Lucas Valley/Silveria Ranch is absurd. It targets just 5 square miles with 80% of the housing allocation for affordable housing in one community WITHOUT essential planning for schools, roads, government services, water, sewer and other essential services.

Why "plan to fail"?

Shouldn't a good faith effort to build affordable housing in our community also include a comprehensive plan for accommodating growth? It doesn't. This is why it should be rejected today.

Instead, let's address the core questions for growth AND the financial impact of adding massive amount of largely non profit housing to a single community WITHOUT ADDITIONAL TAX BASE.

Marinwood/Lucas Valley currently has approximately 2700 housing units for 6000 residents. The proposed housing sites could add 2300 apartments and 5500 residents who ALL WILL NEED schools, water, government services, transportation, access to shopping, etc. Shouldn't a proper plan for growth precede approval for housing?

One of the sites listed is Marinwood Plaza, our communities ONLY commercial plaza within walking distance for thousands of residents. If the plan for 160 units is approved, this would squeeze out a vital community center to the detriment of all. This is not including the problem of TOXIC WASTE contamination clean up suitable for residential dwelling is a long way off despite community pressure on the Regional Water Quality Control Board who will not enforce its own clean up orders on the current owners.

Despite the harsh criticism of the RHNA process, I believe there is a real community desire for more affordable housing in a community that will be planned appropriately, won't redevelop our neighborhoods and utilize open spaces like Silveira Ranch, St Vincents and other sites.

While everyone I know supports the idea of more housing, not a single one wants a poorly conceived plan that forces large housing projects without considering the impacts.

Reject the current RHNA plan until a comprehensive community plan with real public input can be drafted.

Sincerely,

Stephen Nestel
Marinwood

PS. The "Balancing Act" tool is NOT a serious tool for community input. Less than 25% of the homes under consideration were ever included in the database. I do not find "our database could not handle the data" as a credible reason from the Community Development Department.

If you want REAL success seek REAL community support.

From: kbpolivy@att.net
To: [housingelement](#)
Subject: Please remove sites R2 and R7 - No housing at those sites
Date: Monday, February 28, 2022 12:03:34 PM

Karen Polivy would like information about:

The access to the Eagle Rock Road area is already very difficult. The narrow street, especially on the lower exit side, is concerning should there be more development in the area. All it takes is one truck to completely block the exit path from this area. I am already concerned about getting out safely should a fire happen in this area which has high fire potential. With the steep hill median strip (that is constantly slipping in rain storms) there is nowhere to widen the road. These steep hillsides are not a good location for additional housing, especially multi-tenant housing. The current traffic backing up at the Tiburon Blvd/Blithedale exit is already a problem. Additional traffic at this location is not a good idea. Please remove sites R2 and R7.

From: [Donna Marks](#)
To: [housingelement](#)
Subject: NO West Marin housing development San Geronimo
Date: Monday, February 28, 2022 12:12:16 PM

Dear Supervisor Rodoni and Deputy Director Leelee Thomas,
I oppose a housing development the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. .

1. West Marin is maxed out on development because of fire concerns, small roads, septic.
2. The proposed development at the west side of whites hill is the headwaters of the Lagunitas creek which is our coho salmon nursery. It's a floodplain and is unsuitable for development.
3. The infrastructure needed for a development would harm our fragile ecosystem.
4. Building would ruin agricultural, rural beauty which is so precious to the San Geronimo Valley.
5. If Marin County decides to do what the State is demanding, then why not put the entire buildout on the St. Vincents property which is right next to the freeway and could handle the increase in population. We would like to see all the building be for homeless and low income people - like all the people who commute from Vallejo and Richmond to serve us daily because they can not afford to live in our county. Or work with the state to move San Quentin out to a more appropriate place for a prison such as barren land in the dessert, and make a beautiful development on the waterfront right next to shops and the ferry and the Richmond Bridge which would be easy access to transportation and would not overburden Sir Francis Drake which is already far too congested. Many other properties in Marin would be more suitable.

Best regards,
Donna Marks

From: [linda gomez](#)
To: [housingelement](#)
Subject: Any & all housing
Date: Monday, February 28, 2022 12:23:15 PM

Any & all housing proposed in Marin county should be near public transportation and shopping. Adding additional cars to the area doesn't make environmental sense so low cost housing should be in convenient locations

Linda Gomez
San Geronimo

Sent from my iPhone

From: [linda gomez](#)
To: [housingelement](#)
Subject: All should be near public transportation and shopping
Date: Monday, February 28, 2022 12:25:34 PM

Walking is good for all of us

Sent from my iPhone

From: lisa@mcqclan.com
To: [Rodoni, Dennis](#)
Cc: [housingelement](#)
Subject: White Hill location NOT appropriate
Date: Monday, February 28, 2022 12:25:43 PM

Dear Mr Rodoni,

While I support adding housing in WMarin, I believe the White Hill location is not appropriate for the reasons below:

- This clearly goes against our Community Plan
- It is an area prone to flooding
- As a result of the above, it interferes with the watershed that provides the creeks that support the endangers steelhead
- It will place untold stress on an already precarious road evacuation during wildfire season.
- the Valley is already under major stress with failing septic, with no help on the horizon as has been blocked by the Planning Group.
- The Valley and it's homeowners are about to be handcuffed by the new stream side ordinances, making repairs and maintenance near impossible, so the added burden of 68 homes is such a double standard
- The rural character of the Valley will be visually destroyed.

I am curious why this information has been held from the public and the very short window of public comment which further punctuates your desertion, the same way you mid-handled the Golf Course debacle.

Please respond with a confirmation of my very strong objection to this location.

Lisa McHugh
98 W Nicasio Rd
San Geronimo CA

Sent from my iPhone

From: [Bruce Fonarow](#)
To: [housingelement](#)
Subject: Input to the Housing Element Update
Date: Monday, February 28, 2022 12:39:33 PM

Like many Los Ranchitos residents my wife and I both feel very strongly that we do not think additional development in our agricultural neighborhood is wise. Denser housing will destroy the area, cause additional traffic, eliminate much of the animal friendly atmosphere and potentially be significantly difficult for fire engines and other ingress and egress.

Please reconsider and hopefully leave our area the beautiful place that we love.

Thank you,

Bruce & Lisa Fonarow

Sent from [Mail](#) for Windows

Lucas Valley Home Owners Association, Inc.



1201 Idylberry Road, San Rafael, CA 94903

Tel: (415) 472-3202

lvha@lvha.net

February 28, 2022

Damon Connolly
Supervisor District 1
3501 Civic Center Drive, Room 329
San Rafael, California 94903

Dear Damon,

The Lucas Valley Homeowner's Association represents 538 homes in the special R-1:B-LV zoning track in Upper Lucas Valley. We, the Board of Directors of the LVHA, would like to give our support for the efforts to increase housing in Marin County, and offer the following input.

To begin with, our State Governor's Housing Plan incentivizes housing in urban centers near transportation and services, to reduce reliance on vehicles and their carbon footprint. This causes us to question the efficacy of a Marin County building/Housing plan that runs contrary to incentives for State funding, by favoring rural development over urban:

“Gov. Gavin Newsom wants to shift home construction in California away from rural, wildfire-prone areas and toward urban cores as part of his \$286.4-billion budget plan that aims to align the state's housing strategy with its climate goals. The budget blueprint Newsom detailed this week includes \$2 billion over two years in grants and tax credits to incentivize housing development closer to city centers¹”

¹ LA Times article by Hannah Wiley, Staff Writer: Newsom's latest housing fix: More Californians living downtown JAN. 13, 2022 5 AM PT

If the County chooses a path contrary to the State Plan, and not utilize State funding incentives for urban development, then we ask for a reevaluation of the housing sites identified for our Lucas Valley/Marinwood area. As outlined below, areas 1 - 3 are both contrary to the RHNA requirements and pose a danger for emergency evacuations.

There are several sites identified as potential home building sites in our area². Among them are:

1. Lucas Valley Road / Mt Muir Court (26 units)
2. Juvenile Detention Center/Jeanette Prandi Way (254 units)
3. 7 Mt Lassen (58 units)
4. 530 Blackstone Dr (32 units)
5. Marinwood Market area (136 units)

We agree that the Marinwood Market area is a suitable site. It is close to freeway access and has sufficient infrastructure in place, including amenities like food and gas, and can easily absorb new development. Ironically, the relative quantity proposed/identified at this site is comparably less than the quantity for site #2 above, which is a much less suitable site as shown in following comments.

There are several factors that make areas 1 - 3 only marginally suitable for new building sites, and therefore should, at best, be only allowed limited building. Factors include:

High Wildfire Risk - Single Limited Evacuation Route. – The sole emergency evacuation route from areas 1, 2, and 3 is on one 2-lane road only, Lucas Valley Road. Lucas Valley Road is abutted by Miller Creek on one side, and homes and Creekside on the other, so expansion of the road is likely not feasible. In an emergency, this 2-lane road, alone, will serve to evacuate the 538 homes in Upper Lucas Valley, plus hundreds of homes in Lower Lucas Valley, as well as the homes in the Bridgegate Community and the workers at the George Lucas facilities. This is already a potential of over 1,400 vehicles that would clog the only emergency exit - the two-lane Lucas Valley Rd. As you are aware, in September 2021³,

² https://www.marincounty.org/-/media/files/departments/cd/planning/cwp/housing-and-safety-elements/sites/02162022/candidatehousingsites_02162022.pdf?la=en

³ <https://www.marini.com/2021/10/12/marin-firefighters-attack-blaze-on-hilltop-near-lucas-valley/>

a 4.4 acre fire, caused by the simple act of a lawnmower hitting a rock, triggered an emergency evacuation of our community. Despite our HOA having a well-organized evacuation committee and communication system, the ensuing traffic snarl to evacuate the valley was telling. While that fire was luckily quite small, and not everybody evacuated, adding hundreds more cars from hundreds more Housing units to evacuate a major wildfire could prove to be disastrous. The County needs to be cautious about increasing Housing, with consequent vehicles, that will add significant traffic to the single evacuation route that is Lucas Valley Road. We need to learn the lessons from the horrific Santa Rosa and Paradise fires where people were burned in clogged traffic evacuating the raging fast moving fires. Increasing traffic density from multifamily housing at the sites identified at Jeannette Prandi Way, 7 Mt. Lassen, and Mount Muir, will create materially increased risks of danger and possible loss of life in a wildfire escape scenario.

Water Shortages. Marin County continues to rely mainly on reservoir water to support the needs of its population. All the inadequacies of the current system, and massive cost of finding an improved solution, were made evident in 2021 when the entire county was in danger of running out of water. Water restrictions by MMWD were only partially successful and the county did not achieve its goal of 40% reduction of water use. Adding hundreds of Housing units at the Potential Housing sites identified, without a well-researched and developed plan for providing the enormous increase in the potable water needed, will only add more strain to the inadequate system in place. Further, there is currently no facility to deliver grey water for irrigation for new building sites in our area. Consequently, potable water is used for outdoor irrigation. So during periods of draught-created water restrictions that ban outdoor irrigation, vegetation dries further, and wildfire risks are exacerbated.

Lack of Infill Infrastructure. Bus service to the Lucas Valley corridor is extremely limited or non-existent (note that the one route that ran through Upper Lucas Valley was terminated in 2019). Food shopping, goods and services are miles away. Any new residents to our community will necessarily require vehicles to both access essential services and commute to their workplaces. The sites identified by the County are identified for “low income” and “very low income” residents. The County should consider whether placing low income residents in an area with no walkable resources will be counterproductive to achieving the goal of affordability.

In addition, materially increasing the number of cars will carry negative environmental impacts and cause far more congestion on the two-lane road than it can handle. It will likely

require the cost of traffic lights and road widening, which, as noted above, is not readily feasible. If road widening were achieved, it would disrupt the waterway ecosystem, destroy the vistas and rural aspects of the Valley, and adversely effect the quality of life of the residents.

Building Atop Unmarked Graves. It is to be noted that the targeted meadow at the Juvenile Center lies adjacent to a large, unmarked graveyard containing unidentified remains of more than 280 workers of the Marin County Poor Farm, Hospital and Cemetery.⁴ Development of land atop the meadow, where there is no clear indication of where the burial grounds begin and end, would have to comply with all improvement regulations related to cemeteries. Further, construction of homes atop unmarked graves may be viewed as offensive to the public, particularly following the recent successful efforts by community members to obtain signage marking the graveyard as a historically significant site.

Zoning Restrictions:

The special zoning district for Upper Lucas Valley (R-1:B-LV) limits most buildings to a single story. The district was created in order to adhere to the architectural vision and design aesthetic of Joseph Eichler, a renowned architect highly influential in modern architecture. The existing low income senior living homes on Jeanette Prandi Way are likewise single story. If a housing development is allowed near the Juvenile Detention Center site, 7 Mt. Lassen, or Muir Court, they would have to be single story to maintain the character of the surrounding architectural landscape. This would limit the number of units allowed at these sites.

Juvenile Detention Center: The concept of constructing multi-family housing at or adjacent to the Detention Center poses challenging logistical and feasibility issues. The County's attempts to reduce juvenile incarceration has been largely successful; however, not to the point where closure of the facility is possible. Marin County's criminal justice program continues to call for incarceration of violent youth offenders, and does not currently have an

⁴ <https://medium.com/anne-t-kent-california-room-community-newsletter/poor-farm-took-in-marins-homeless-694ee11aef8>

alternative detention facility⁵. Consequently, any new housing at the Jeanette Prandi location would be adjacent to the Detention Center. It may be quite difficult to convince a developer to invest in a location where part of the “selling pitch” to residents is proximity to a detention center, particularly given that the facilities at Juvenile Hall are in major disrepair.

Long History of Racial Parity. Among the factors the County is reviewing in selecting sites is historical discrimination. Our community has no such history and should not, therefore, be a priority for desegregation. In fact, it is widely known that Joseph Eichler was a forerunner in integrating neighborhoods.⁶ Unlike many restrictive covenants in other neighborhoods in Marin County and across California, our CC&Rs have never contained language restricting homeownership based on race, creed, color or religion. Our community celebrates diversity, and we want to make clear we have no history of resisting it. Indeed, it has been reported by original LVHA members that our community attracted a large number of buyers of Asian descent as it was one of the few areas that they were not discriminated from buying into.

Locating Housing Near Services and Transportation:

The Board of Supervisors affirmed several principles for deciding potential Housing sites and distribution in 12/2021. Among them, “Scenario #1: Ensure Countywide Distribution:

“The Countywide Distribution Scenario distributes housing sites throughout the County. It responds to housing demand throughout the County, locates housing near services (e.g., City Center Corridor and villages in the Coastal and Inland Rural Corridors), and distributes housing throughout all five Supervisorial districts.”⁷

The potential Housing sites listed for the Lucas Valley communities seem to ignore the mandate for locating housing near services and transportation.

⁵ <https://www.marincounty.org/-/media/files/departments/gj/reports-responses/2017-18/the-future-of-juvenile-detention-in-marin.pdf?la=en>

⁶ <https://www.dwell.com/article/joseph-eichler-homes-integration-fair-housing-policy-2cab8157>

⁷ <https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements/balancing-act->

The Lucas Valley Community believes the County should be practical and realistic in identifying sites to satisfy the RHNA requirements that do not create a danger to existing communities, will actually serve the goals of the housing mandate, and that show homage to our beautiful and historically significant community. We respectfully request the County to rethink its "rural" VS "urban" housing development plans in light of the State's most recent Urban Housing strategy and funding incentives. We appreciate the hard work it takes to achieve an equitable housing solution, and look forward to assisting in any way we can.

Thank you for your consideration.

A handwritten signature in cursive script that reads "Kenneth Ray Drisdell, Secretary". The signature is written in black ink and is positioned above the printed name and title.

Ken Drisdell

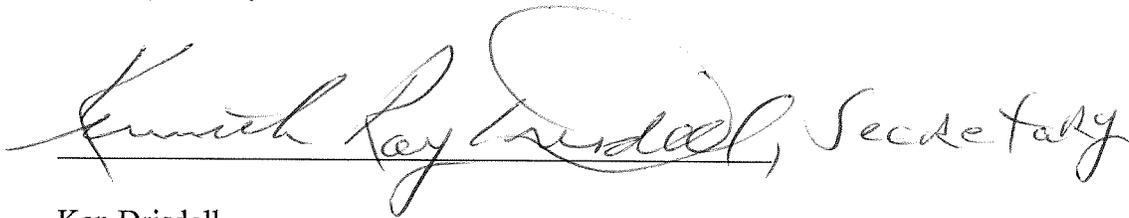
On behalf of the Lucas Valley Home Owners Association Board of Directors

February 28, 2022

Addendum to LVHA Housing Statement: EIR Traffic Impact Report Needed For Emergency Evacuations on Lucas Valley Road

The recent wildfire emergency evacuation of Upper Lucas Valley in 10/12/21 caused a logjam of traffic on the only road out, the 2-lane Lucas Valley Road. It has belatedly been brought to our attention that the Grady Ranch development, currently in works (224 housing units), also has Lucas Valley Road as their only exit in a wildfire emergency. When the units are complete, they could add another 300 – 500 cars in an emergency (footnote 1 below). Adding even hundreds of more vehicles onto Lucas Valley Road from the 338 new potential housing units projected, could prove disastrous (footnote 2 below). In addition, any traffic study in an EIR report would also have to take into consideration the potential for a significant number of ADU housing units within the corridor. Lucas Valley Road already seems to have all the traffic it can handle during an emergency evacuation. The LVHA would therefore request that a traffic study be done in advance of earmarking any significant number of additional housing units along the Lucas Valley Road corridor.

Thank you for your consideration.

A handwritten signature in black ink that reads "Ken Drisdell, Secretary". The signature is written in a cursive style and is positioned above a horizontal line.

Ken Drisdell

On behalf of the Lucas Valley Home Owners Association Board of Directors

¹ <https://www.marincounty.org/main/county-press-releases/press-releases/2015/grady-ranch-041715>

² https://www.marincounty.org/-/media/files/departments/cd/planning/cwp/housing-and-safety-elements/sites/02162022/candidatehousingsites_02162022.pdf?la=en

From: [Harold Hedelman](#)
To: [Rodoni, Dennis](#); [housingelement](#)
Cc: [jean berensmeier](#); [Elizabeth Hedelman](#)
Subject: Proposed new village in San Geronimo Valley
Date: Monday, February 28, 2022 1:00:10 PM

Supervisor Dennis Rodoni and Dep. Director Leelee Thomas,

I am dead set against the proposal to develop 98 new houses on the 50 acre High School property. Such a large development is exactly the kind of change the valley has fought against for decades. Such a large development would change the Valley's pastoral character enormously and negatively,.

I believe the Valley's population stands around 3,500. If 4 people were to live in each house of such a new village, the valley's population would increase over 10% overnight.

I would support fewer than half such units of low-income housing if they were located in dispersed fashion, and wouldn't have such a negative aesthetic consequences.

Best,



Harold Hedelman || [510-473-6897](tel:510-473-6897)

From: [Seth Rosen](#)
To: [housingelement](#)
Subject: Comment: Underutilized Residential Housing in Inverness
Date: Monday, February 28, 2022 1:36:46 PM

To Whom It May Concern:

I am writing about the draft list of "underutilized residential housing" in Inverness, specifically those listed on Balmoral Way in Inverness.

I am the property owner of 5 Balmoral Way. Imagine my surprise to see my own property (and my house which was fully rebuilt in 2015 with full permits from the county) included on this list as "underutilized residential housing." I was even more surprised to see all of my neighbors' homes on Balmoral Way (in which my neighbors live) to be similarly listed.

Obviously the folks who came up with these addresses on Balmoral Way made a significant factual error that needs to be corrected by deleting the Balmoral Way addresses from the list.

This isn't about NIMBY -- this is simply a factual matter that the listed addresses are not underutilized housing sites. Balmoral Way is a small, one-lane, private, dirt road with no empty lots. Each lot is already built on and fully-utilized. Each lot has a steep incline. All lots are near the water of Tomales Bay and highly constrained in terms of septic system expansion.

While perhaps we residents of Balmoral Way should consider it an honor to be listed as the epicenter of underutilized residential units in Inverness, alas, it is an error by those who compiled the list and is divorced from reality.

In summary, as a simple factual matter, the housing stock on Balmoral Way in Inverness is fully-built-up and fully-utilized and should not be listed as "underutilized"; all the Balmoral Way addresses on the "underutilized" list should be removed.

Thank you for your kind consideration of this request to correct clear and obvious factual errors in the county's data.

With regards,
Seth Rosen

From: mikeept@aol.com
To: [housingelement](#)
Subject: Comment on the Housing Element - Atherton Avenue Corridor
Date: Wednesday, February 23, 2022 3:05:46 PM

I am writing to express my opinion on the potential construction of hundreds of new housing units along the Atherton Avenue corridor to meet the county's state-mandated housing quotas. I urge you to redirect new high-density housing to more appropriate areas with better access and infrastructure and with less adverse impacts on wildlife and existing residents:

It is not sensible to add large new sources of traffic congestion directly onto Atherton Avenue, the only conduit for evacuation from surrounding neighborhoods during fire emergencies.

The proposed development will impact a rich and diverse wildlife population in the area, beyond just the destruction of habitat in the footprints of new construction. Increases in road traffic, noise, and other human activity will invariably take a toll. Foxes, opossums, and raccoons regularly transit my yard at night (I live off of Atherton Ave) and the semi-rural neighborhood environment also supports deer, wild turkeys, hawks, quail, squirrels, owls, turkey vultures and other animals. These populations are assets to the natural environment of Marin County and are all sensitive to human encroachment.

The potential housing development is grossly uncharacteristic of the adjacent neighborhoods in terms of density and appearance.

The proposed housing locations do not have walk-to shopping and other services, which I believe should be a top priority for siting new high-density housing.

The Atherton corridor is a narrow strip with very limited road access: One way in from the west; one way in from the east, and one secondary access (Olive Ave) from the south. This situation is a natural consequence of the geographic boundaries along the corridor. Loading up this narrow space with more traffic, more parking needs, more water requirements, and more sewer infrastructure – when other options exist -- does not make sense.

Thank you for your consideration.

Mike McElroy
25 Saddle Wood Drive

From: [Heidi Engelbrechten](#)
To: [housingelement](#); [BOS](#); [PlanningCommission](#); [Moulton-Peters, Stephanie](#); [Gounard, Doreen](#); [Thomas, Leelee](#); [Lai, Thomas](#)
Cc: sharonr@tamalmonite.org
Subject: Sustainable TamAlmonite Letter to the Marin County Board of Supervisors
Date: Monday, February 28, 2022 2:05:45 PM
Attachments: [Sustainable TamAlmonite Letter.pdf](#)

To the Marin County Board of Supervisors,

I am writing to endorse the attached letter from Sustainable TamAlmonite to the Marin County Board of Supervisors and Planning Commission regarding the merits of the proposed Tam Valley, Almonite, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List.

The need for housing our homeless is desperate but building residential space at Tam Junction is just NOT logical.

The idea of building along Shoreling/ Highway 1 is very questionable. It is already a populated area with minimal sidewalks and access to needed resources.

Thank you for your consideration of the attached letter,

Heidi Engelbrechten
511 Alta Way
Mill Valley, CA 94941
415-350-4692

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SVDP

Tech Info E-ma...

Travel

Trupanion

VC Drop Box

Today

Ad Nutrisystem Lose Weight & Celebrate 50 Years of Success Boost energy, burn fat and crush hunger: Get 50% of...

TeamSnap 1:15 PM Prepare now for soccer season with Catapult One Maximize your efforts now and be better when the...

Facebook 12:58 PM Carolyn Anne recently posted a new photo Heidi, here's Carolyn Anne's new photo that she re...

Audible.com 12:44 PM New titles coming soon So much to look forward to! My credits 1 Coming ...

Walgreens 12:26 PM Get the recommended pneumonia vaccine. Protect your health with a pneumonia vaccine. Sch...

Walgreens Photo 11:35 AM We've got a FREE Email Exclusive just for you! Get your FREE 8x10 and save 40% off Photo Gifts C...

Lee Budish 10:34 AM ACTION ALERT! DUE TODAY, FEB 28- Please en... ACTION ALERT! Please endorse Sustainable Ta...

Facebook 10:14 AM Bruce Yablon posted an update Russian had made logistical and... Facebook Br...

World Market 6:45 AM We've got a gift for that! Shop gifts for every occasion. Shop gifts for every ...

BookBub 6:40 AM Your ebook bargains for this week Your Deals: Nights of Rain and Stars by Maeve Binc...

Everlane 6:33 AM Last Call For 20% Off Get this discount before time runs out. Hi again, Ju...

Ad Thuma on Topdust Find The Balance You Need In Your Life With Thu... Ramp Up Your Minimalist Lifestyle With Thuma

RetailMeNot 6:17 AM Taco Bell Combos from \$4.19 | Amazon Out... IKEA Up to 40% Off | Dell Monitor Sale | Kohl's Ne...

Zoom 5:45 AM Ground & Grow - Weekly Meditation with Pia ... Hello Heidi engelbrechten, Thank you for registeri...

Your Tamalpais Valley neig... 5:38 AM Top post: To update you wonderful neighbors.... What started out as a toy sale by my daughter, has...

Safeway 5:29 AM New items, same great Savings! Enjoy your hand-picked coupons Enjoy Your Hand...

News for You 1:43 AM

ACTION ALERT! DUE TODAY, FEB 28- Please endorse Sustainable TamAlmonte's letter to Marin County BOS & PC re- Merits of Tam Valley, Almonte, & Manzanita DRAFT Candidate Housing Sites

Lee Budish <budishlee@...> To: Lee Budish Mon, Feb 28 at 10:34 AM

ACTION ALERT! Please endorse Sustainable TamAlmonte's letter to the Marin County Board of Supervisors & Planning Commission re: Merits of the Tam Valley, Almonte, & Manzanita DRAFT Candidate Housing Sites

Hi Sustainable TamAlmonte Friends,

PLEASE ENDORSE the attached letter from Sustainable TamAlmonte to the Marin County Board of Supervisors and Planning Commission regarding the merits of the proposed Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List.

Please send your endorsements to:

housingelement@marincounty.org

bos@marincounty.org

planningcommission@marincounty.org

smoultonpeters@marincounty.org

dgounard@marincounty.org

ltomas@marincounty.org

ltai@marincounty.org

Thank you in advance for your advocacy! Together we can make a difference!

Cheers,

Sharon



Sharon Rushton

President | Sustainable TamAlmonte

sharonr@tamalmonte.org

tamalmonte.org

Download all attachments as a zip file

From: steven.ledger
To: housingelement
Subject: Please remove sites R2 and R7
Date: Monday, February 28, 2022 2:08:25 PM

“The access to the Eagle Rock Road area is already very difficult. The narrow street, especially on the lower exit side, is concerning should there be more development in the area. All it takes is one truck to completely block the exit path from this area. We are already concerned about getting out safely should a fire happen in this area which has high fire potential. With the steep hill median strip (that is constantly slipping in rain storms) there is nowhere to widen the road. These steep hillsides are not a good location for additional housing, especially multi-tenant housing. The current traffic backing up at the Tiburon Blvd/Blithedale exit is already a problem. Additional traffic at this location is not a good idea. Please remove sites R2 and R7.”

--

Steven and Traci Ledger
steven.ledger@gmail.com
415 505 7721

From: [Diana Muhanoff](#)
To: [housingelement](#)
Subject: Comment on housing and safety element sites
Date: Monday, February 28, 2022 2:10:21 PM

The housing candidate sites for our Marin coastal villages are not suitable as these sites do not have jobs, public transit or community services please consider what doubling the population of these villages would mean to public safety when electricity is out our wells cannot pump water and the many propane tanks result in a hazardous mixture. Our aquifers are undoubtedly low after these droughts it will be a strain on our coastal communities to entertain a larger population many in our village are already renting their small units let's just let SB 9 do its job.

Regards,
Ms. Diana muhanoff

[Sent from Yahoo Mail on Android](#)

From: [Roger @rfree14@aol.com](mailto:Roger@rfree14@aol.com)
To: [housingelement](#)
Subject: Additional housing
Date: Monday, February 28, 2022 2:19:31 PM

I find your proposals rushed and not well thought out.
I am in favor of taking a more thoughtful and balanced approach.
Thank you,
Roger and Janet Freeburg
6 Mt. Susitna Ct
San Rafael ca 94903

[Sent from the all new AOL app for iOS](#)

From: adrienne.campf@gmail.com
To: [housingelement](#)
Subject: Valley housing
Date: Monday, February 28, 2022 2:20:14 PM

Dear Leelee,

I support adding housing in appropriate locations.

I do not believe the west side of White's Hill, on Tamalpais School property is appropriate.

The area is prone to flooding and is vital for supporting the flow of water in the creeks that are used by salmon.

Also, the county plan has been to add housing on the 101 corridor, leaving west Marin rural.

As a member of the San Geronimo community, I am concerned about adding so many more cars on the road, ensuring a bottleneck in the event of an emergency evacuation.

Thank you,
Adrienne and Joanna Adler
80 W Nicasio

From: [Tad Jacobs](#)
To: [housingelement](#)
Subject: Housing Developments
Date: Monday, February 28, 2022 2:29:33 PM

Marin County Board of Supervisors,

Thank you for taking time to read over my thoughts on the new housing developments proposed for Jeanette Prandi Way, Mount Muir Court, Marinwood Plaza and 7 Lassen.

As a Marin County native of 58 years and a Lucas valley resident of 26 years, I am surprised that these projects are so close to approval without adequate community outreach and input.

There are many items of concern that I don't feel have been adequately answered for me to support these developments.

At this time I am strongly opposed to these developments.

I am respectfully requesting more time for our community to better understand these proposals and how we can collaboratively help the County solve its low income housing challenges.

Tad Jacobs
9 Mt Shasta Court
San Rafael, CA 94903

From: [Alex Stadtner](#)
To: bos@marinccouty.org; [housingelement](#); [Connolly, Damon](#)
Subject: Re: Feedback due before 5:00 p.m. today - Proposed Housing in LV
Date: Monday, February 28, 2022 2:30:48 PM

Dear Board of Supervisors and Planning Commission,

It's come to my attention the HOA to which I belong is objecting to proposed increased housing in Lucas Valley.

I would like to inform you that the Lucas Valley HOA is not uniform in this opinion. There are members, such as myself, that would welcome additional housing in Lucas Valley.

While I found some of the HOA's arguments moderately persuasive (especially with regard to access to public transportation), I believe the need for more affordable housing in Marin trumps all of their points.

I encourage you to keep Lucas Valley on your radar for proposed housing sites, and to find ways to encourage and incentivize more public transportation in our community.

Sincerely,
Alex

Alex Stadtner
415-971-3028

On Feb 28, 2022, at 2:12 PM, Lucas Valley Homeowners Assc. <lvha@lvha.net> wrote:

The March LVHA Valley Vibration Newsletter included a letter detailing the proposed areas where the County might allow developers to add over 3,500 new housing units scattered in Unincorporated Marin County.

The letter included in the Vibration was delivered to Supervisor for District 1, Damon Connolly today.

Contact Supervisor Connolly and register your opinion with his office before 5 PM today.

The Supervisors will discuss the County-wide proposals at their Board Meeting on Tuesday, March 1st and the more rational reasons that constituents/voters give to re-think these rushed and naïve proposals the stronger the case against them becomes.

- Email - Send comments and/or site suggestions to the Marin Board of Supervisors at bos@marinccouty.org and Planning Commission staff at

housingelement@marincounty.org.

Phone - Call (415) 473-7309

Thank you.

Lucas Valley Homeowners Association Board of Directors

From: [vlpfeil](#)
To: [BOS](#); [housingelement](#)
Subject: input for for joint mtg today, Feb 28th
Date: Monday, February 28, 2022 2:37:45 PM

Dear Marin Board of Supervisors and Planning Commission staff,

I'm taking this opportunity as a resident of Upper Lucas Valley in Marin to voice my views/concerns about the housing sites under consideration in my area:

In general: I don't know what constitutes median vs low income, but in general I support add'l housing strategically placed and sensitively designed (to minimize negative impact on the environment and established communities) for essential workers such as school teachers, sheriff, police & fire dept and hospital staffers, many of whom currently commute long distances to work in the areas they serve. I'd like to see new homeowning opportunities (at below market rates) made available to these workers, as building more high-priced rental units serves no one but property owners.

Sites under consideration in the Marinwood/Lucas Valley areas:

- St Vincent's School - 1800
- Marinwood Market - 136

These are both logical, less problematic sites for development, as they are walkable to the GG bus stop at/near Miller Creek & Marinwood Aves, with quick, easy access to the 101 fwy. I really hope to see sensitive urban planning on the St. Vincents site, so the beautiful open space currently grazed by cows does not become yet another soulless jungle of buildings standing shoulder to shoulder facing the freeway.

Speaking as someone who's actually rooting for the Smart Train to not only survive, but thrive: part of any development of these sites should include a bike path/paths to connect either or both to the Civic Center Smart station. And/or a shuttle bus (it's too long to walk for commuters).

- 530 Blackstone Drive (site of religious house) - 32

I've no knowledge/opinion re: this site.

- 7 Mt Lassen (site of office park) - 58
-

2 Jeannette Prandi Way (site of Juvenile Hall) - 254

My husband & I currently rent an office at 7 Mt. Lassen, so it's news to us that this site's under consideration. It's a beautiful, unique office setting that serves both the Upper and Lower Lucas Valley communities as a place of business to walk to! I'd hate to see that disappear!!! However, I wouldn't be adverse to seeing a portion of the current 7 Mt. Lassen structures converted to work/live spaces, if sensitively planned. Maybe 30%.

My comments re: St. Vincents also apply to Jeannette Prandi Way. As long as new development is against the hills with access via Idylberry Rd, away from Lucas Valley Rd, and sensitively planned, I'm not totally adverse to new development. However the # of units proposed is too high!**

- Lucas Valley Rd/near terra Linda Ridge: 26

I don't know exactly where this is, but in principle I'm against it. **The problem with all new development close to Lucas Valley Rd is not merely degradation of the scenic route of LVR — but more importantly, adding traffic congestion to a wildfire interface area with a single ingress/egress. I'm an LVHA block captain, and was present and part of the fire evacuation on Sept 1st 2021... a learning experience. It's for this reason that I signed the petition against development in Lucas Valley.

I believe that the current Northgate Mall could and *should be* a site for mixed-use development including low-to median income housing, yet is not on this list of proposed sites. It ticks all the boxes for access to transportation, schools, shopping, etc.

Thanks for listening,

Valentina Pfeil
5 Mt. McKinley Rd
SR 94903

From: [Don Abate](#)
To: [housingelement](#)
Cc: [donabate](#)
Subject: Questions regarding Housing
Date: Monday, February 28, 2022 2:38:22 PM

To whom it may concern:

As I am sure, many of our concerns may have already been asked but there is a need better communicate the information to the community.

The follow are questions/ concerns:

- Who performed the study to identify potential areas for the housing sites?
- What determines the income used for each Housing category (ie local income, county income, housing prices)?
- How will residence commute from there new homes? Mass/public transportation?
- Where will retail commerce be located?
- Will the county exercise Eminent Domain Power?
- Effect to local taxes, for local bond issues created as a result increased population (Schools, roads, sewers, law enforcement, fire protection other county servicers)?

We look forward to your response.

Regards,

Don and Carol Abate

75 Oceanview Ave

Dillon Beach

From: [Dirk DiGiorgio-Haag](#)
To: bos@marinccouty.org; [housingelement](#)
Subject: Support for Marin County Housing
Date: Monday, February 28, 2022 2:43:00 PM

I fully support measures to increase housing in Marin County, especially those targeted for low income housing. I reject the disguised racism and NIMBY attitude present among naysayers, even if it were to depress my own home's value. I support both racial and economic diversity as a strength of our community.

It's unconscionable that wealthy Marin residents want the best schools, but don't want low paid teachers to be able to afford to also live here. This goes double for housecleaners, yard workers, and other very low wage workers who have to spend a significant portion of their income commuting.

Let's stand up to the madness of a vocal few and do the right thing.

Dirk and Lisa DiGiorgio-Haag

From: [Sam Reiter](#)
To: [housingelement](#)
Subject: Future housing Development on Eagle Rock Rd.
Date: Monday, February 28, 2022 2:52:18 PM

To Whom it may concern,

I live on Eagle Rock Rd. It is already congested. Traffic conditions on Tiburon Blvd at most times make it difficult to enter the Eagle Rock area. At the proposed location there is a 4 way intersection, providing access to a gas station, a multi tenant commercial building, access to N. Knoll with section 8 housing (which is very busy) and the residents and providers to my neighbors and me.

The proposed site is on a steep hillside making it difficult to build.

There is a bus stop at the base where N. Knoll empties onto Tiburon Blvd. This may be good for your concerns, but every day there are cars parked on lower Eagle Rock Rd. using free parking to access the bus service, many use it for longer term parking when traveling out of the area. Building more units on your proposed site will increase street parking. It always does.

Your proposal will increase foot traffic crossing 4 lane Tiburon Blvd. We see pedestrians, daily, risking their lives crossing to go to Strawberry Shopping Center. Sure, there is a pedestrian crossing lane, but with the traffic they are not always visible to drivers. It's a scary operation trying to cross.

The traffic entering onto Tiburon Blvd. from Hwy 101 is already congested. Then add the traffic coming up from Strawberry Shopping Center. Certain times of the day you already have to wait for more than one light to get through.

It seems that California fire seasons are getting longer and more intense. We could have a real discussion on that, but that is the reality today. We are located down hill from large open spaces. Our evacuation points are in Strawberry and with massive traffic also evacuating from points toward Tiburon, it could be a real disaster.

Development on this plot is not a good idea.

Sam Reiter
9 Eagle Rock Rd.

From: [Debi George](#)
To: [housingelement](#)
Subject: Housing Element - Atherton Corridor Re-zone
Date: Monday, February 28, 2022 2:55:47 PM

Hello,

I am just finding out about the rezoning proposal along the Atherton corridor in Novato, and since I missed the meeting, I am writing to express my deepest concern as well as how much I am against this proposal.

I live at the end of Olive Avenue, close to Atherton Ave, and have for almost 40 years. I have watched the impact just a few additional homes have had in this area.

I am tremendously concerned about the wildlife, and how this proposal would jeopardize their well being. It would greatly impact their ability to access food and water. More homes means more traffic, which means more animals in danger of being struck by cars. There is already too much traffic for this corridor, and I am referring to Olive Avenue as well as Atherton Avenue. These areas cannot handle more housing!

Please reconsider this proposal and keep the wildlife and our open spaces preserved.

Thank you for your time,
Debi George

From: jodymorales@lucasvalley.net
To: BOS; [housingelement](#)
Subject: Re: Housing in Upper Lucas Valley area
Date: Monday, February 28, 2022 3:01:08 PM
Importance: High

Dear Supervisors and Planning Commission,

I have resided in Upper Lucas Valley since 1986. Part of the appeal when I purchased here was the rural setting.

Although I understand the need for housing, high density housing is inappropriate for Marin, i.e. large multi-unit structures.

I welcome the addition of single family residences as many younger people need homes here desperately. I'm not sure where they would be situated in this area, but am open to suggestions.

When George Lucas proposed affordable housing further down Lucas Valley Road, the main concern was the lack of transportation, grocery stores, and the other necessities. It made no sense.

Another suggestion would be to make it possible for seniors to give (not sell) their larger homes to their children, purchase smaller homes and retain their property tax base. Most people in that position don't/can't move because buying a smaller home for \$1+ million brings with it property taxes they would find unaffordable. The only way it is currently possible is to sell your existing home and buy a cheaper one.

When thinking of housing, perhaps the smart thing to do is build an area of affordable homes in the 1100-1500 square foot range for seniors. That would free up many, many existing homes for growing families.

Regards,
Jody Morales (Brenda Jo Morales)
71 Mount Tallac Court
San Rafael

From: bear.mcguinness@gmail.com
To: [housingelement](#)
Subject: Rezoning/candidate housing sites!
Date: Monday, February 28, 2022 3:09:37 PM

B McGuinness would like information about:

My primary concern is the same one I always have: how will increasing housing affect the environment? A number of sites would require cutting down trees or building close to streams. We need MORE trees, preferably native oaks, to protect soil, reduce moisture loss, & provide shade. Open space is NOT wasted space. Talking about affordable housing sounds good, but I keep seeing huge vanity houses being built. There's a 4,000 ft² just down the road from me that stands empty most of the time. All that construction required scarce building materials and created lots of air & noise pollution. Is slapping an affordable-housing tag on these projects just another sneaky way for people to invest in real estate? How does packing people into fire-prone areas make sense? What about drought and the impact of more construction & people? Why not buy back or forbid the ownership of 2nd & 3rd homes? Why not build housing in strip malls? Disrespecting the environment is how we got into this mess.

From: [Terri Leker](#)
To: [housingelement](#)
Subject: Marin County Housing and Safety Elements Update, 2023 - 2031
Date: Monday, February 28, 2022 3:12:35 PM

Hello,

I am a longtime resident of Santa Venetia in unincorporated Marin County, and a member of the Santa Venetia Neighborhood Association (SVNA). I, along with many of my neighbors, attended the February 15 Zoom meeting on the Housing Element initiative, which seems detached from the reality of worsening climate change. Much of Santa Venetia exists in a flood plain; other parts are in the WUI. With only a single one-lane route in and out of the neighborhood — North San Pedro Road — our existing infrastructure is already stretched to the breaking point with daily traffic congestion restricting both egress and ingress.

We currently have fewer than 1800 residences in Santa Venetia, yet the Housing Element recommends 422 additional units, representing an increase of approximately 25%. Adding a fraction of 422 units to Santa Venetia would greatly compromise the safety of its residents, in addition to degrading quality of life. Many of our homes were built in the WUI. We are at constant risk of wildfire, with unstable hillsides that in recent years have collapsed onto North San Pedro Road. Like all of our Marin neighbors, we are constrained by drought. Here in Santa Venetia, our water supply comes from tanks that are sited in the WUI.

Supplanting CEQA review in the drive to create multi-million-dollar homes puts our cultural as well as our natural environment at risk. For example, Oxford Valley, a known site of native tribal artifacts such as shell mounds, has been designated for 45 “above moderate income” units. Bypassing CEQA would eliminate the protection of cultural resources here and in other areas of Santa Venetia and Marin that have not yet been surveyed and would be lost forever.

Our neighborhood is known to be at severe risk of flooding. The SVNA is currently participating in a collaboration between the California Dept of Parks and Rec, The County of Marin, and The SF Bay NERR to “Identify and Evaluate Sea Level Rise Adaptation Options to Solve Road Flooding in China Camp State Park.” The project recently received a \$525k grant to address the critical issue of flooding in the low-lying segment of North San Pedro that runs between Santa Venetia and Peacock Gap. This road is our only alternate route to Highway 101, one that our emergency responders rely upon when highway traffic is heavy. Here is a link to the July 26, 2021 article in the *Marin IJ* that describes the flooding (which is only expected to worsen) and touches on our risk of impeded egress/ingress in the event of a natural disaster:

<https://www.marinij.com/2021/07/26/china-camp-road-flooding-project-gets-525k-grant/>

The Housing Element did not seem include plans for significant numbers of true low-income housing. In the future, we would like to see a plan that factors in housing that

our neighbors throughout Marin County could afford.

Thank you,

Terri Leker
10 Bayhills Drive
San Rafael, CA 94903
terri.leker@gmail.com

From: [Mary Hanley](#)
To: [housingelement](#); [BOS](#)
Cc: [SVNA Email](#)
Subject: Marin County Housing & Safety Element Update - Comments
Date: Monday, February 28, 2022 3:13:42 PM

To: Marin County Board of Supervisors and Marin County Housing Element Staff:

I served on the Santa Venetia Community Plan (SVCP) Committee for almost 10 years, including working with County Staff the last 4 years, until its final adoption in 2017. This process included a thorough survey of our neighbors who commented on every empty parcel and open space for future development (and in fact Godbe told us the response was overwhelming with a higher than normal percentage of participation). Our SVCP Committee Members represented every corner of Santa Venetia. We held community meetings (that were well-attended) so all residents had a chance to voice their opinions and ideas. No one knows Santa Venetia better than Santa Venetians.

The plan was supposed to cover everything of interest to ensure a diverse, family-oriented, and happy community for years to come. Adding 442 units is simply untenable for a small, working-class hamlet such as Santa Venetia. The last two open spaces (two ball fields) are slated for high density housing. This is totally uncharacteristic of the surrounding neighbors who live in small, single-family housing.

In the February 15th Housing Element Zoom call, with County Staff and Contractors from... who knows where?, we were informed that our Community Plan would need to be updated. Who would do this work? When and how soon would these updates happen? How can the County randomly update our Community Plans that we spent so many resources on.

SB-9 and SB-10 are a complete contradiction to our Community Plan that we dedicated years of work and volunteer hours to finally see its adoption.

These past summers, we've stayed inside due to smoke and/or triple-digit weather. We used a bucket from our shower to water our indoor and deck

plants while our yard withered and died due to restrictions and requirements in place from Marin Water.

We worked out evacuation routes to alert residents to escape danger due to our one road in and out of Santa Venetia. I heard chain saws, chippers, and weed whackers almost every day, regardless of the high, fire-danger days. This is due to San Rafael Fire Department notifications and requirements.

Also, there is currently a plan in place for creekside residents to have their wooden levees raised two feet to protect the sinking, below-sea-level homes in the flood zone (Zone 7), due to Sea Level Rise.

The CDA is currently working on a “Safety Overlay Map” to be completed after the Housing Element site are chosen. Isn’t this a case of “putting the cart before the horse”?

Due to the location of Santa Venetia, nestled before the ripe, fire-prone area of San Pedro Ridge and the rising Las Gallinas Creek, doesn’t this deserve a second look and/or consideration of the over-inflated number of units allotted to our small hamlet.

When talking to my neighbors, the 422 units sounds so incredulous, they find it impossible to believe. As a volunteer, seasoned Land Use Member, I can’t say I blame them. It’s mind-boggling. Please reconsider Santa Venetia’s allotted housing site numbers.

Thank you for the opportunity to comment,

Mary Hanley

Housing Element Task Force, 2011

Santa Venetia Community Plan Committee Member

Santa Venetia Neighborhood Association (SVNA) Land Use Member

From: [Kutter, Rhonda](#)
To: [housingelement](#)
Subject: FW: Housing at the west side of Whites Hill
Date: Monday, February 28, 2022 3:16:19 PM

From: michaelpallmann@comcast.net <michaelpallmann@comcast.net>
Sent: Sunday, February 27, 2022 5:50 PM
To: Rodoni, Dennis <DRodoni@marincounty.org>
Subject: Housing at the west side of Whites Hill

Michael Pallmann would like information about:
Supervisor Rodoni,

This proposal make no sense for multiple valid reasons. Please do what you can to reject it.

Thanks.

Mike Pallmann
San Geronimo Resident for 17 years

From: [Kutter, Rhonda](#)
To: [housingelement](#)
Subject: FW: New Homes along SFD
Date: Monday, February 28, 2022 3:16:32 PM

From: elida33@sbcglobal.net <elida33@sbcglobal.net>
Sent: Sunday, February 27, 2022 5:31 PM
To: Rodoni, Dennis <DRodoni@marincounty.org>
Subject: New Homes along SFD

elida errante would like information about:

Hello,

I'm not sure if this is accurate, but we have heard a site for 98 new homes is being proposed at the base of Whites Hill. We can only hope this is not true as that would be disastrous for the area and environment, and truly spoil the natural surroundings.

Thank you,
Elida

From: [Kutter, Rhonda](#)
To: [housingelement](#)
Subject: FW: 98 Houses in San Geronimo Valley? No Thank You.
Date: Monday, February 28, 2022 3:16:41 PM

From: Amos Klausner <aklausner@yahoo.com>
Sent: Sunday, February 27, 2022 4:14 PM
To: Rodoni, Dennis <DRodoni@marincounty.org>
Subject: 98 Houses in San Geronimo Valley? No Thank You.

Dear Supervisor Rodoni,

I hope you're well and please allow me to begin by thanking you for your leadership on a range of issues important to San Geronimo Valley residents. While I know the recent report about possible locations for additional housing in the county is quite preliminary (and conducted by a third party that does not speak for Marin County residents), it makes sense that concerned citizens speak loudly and early on this topic. Please know that I do not support 98 houses on the 50 acre high school property facing Sir Francis Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character. It would destroy the beauty we prize in coming over White's Hill. It would create a new, unnecessary and unwanted village.

Most important, it would add a possible 200 additional vehicles and possibly up to one thousand daily vehicle trips in and out of the valley to an already congested road. Anyone trying to get to Highway 101 at 8:00 am already knows that the traffic is horrible as you enter Fairfax. This would add to that exponentially. Anyone living on or near SFD Blvd. knows that the weekends are equally tough with many tourists heading to and from the coast.

While I support affordable housing I believe there are better ways and better locations to accomplish this.

Sincerely,

Amos Klausner

Instagram: [@amosklausner](#)
<http://www.gettingupper.com>

From: [Kutter, Rhonda](#)
To: [housingelement](#)
Subject: FW: San Geronimo Valley new homes
Date: Monday, February 28, 2022 3:17:14 PM

From: dorothywiley@comcast.net <dorothywiley@comcast.net>
Sent: Sunday, February 27, 2022 12:41 PM
To: Rodoni, Dennis <DRodoni@marincounty.org>
Subject: San Geronimo Valley new homes

Dorothy Wiley would like information about:

98 houses on the San Geronimo Valley floor is a terrible idea. It would ruin the beauty of the valley which Valley residents have worked so hard over the years to preserve. Please help us ... we would be most grateful if you could find other sites for these needed homes. Grateful for your attention to this.

From: [Kutter, Rhonda](#)
To: [housingelement](#)
Subject: FW: overbuilding our county
Date: Monday, February 28, 2022 3:17:51 PM

From: David Pressley <ddpressley@gmail.com>
Sent: Saturday, February 26, 2022 6:25 PM
To: Rodoni, Dennis <DRodoni@marincounty.org>
Subject: overbuilding our county

Dear Supervisor Rodoni and Deputy Director Leelee Thomas,

I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.

Sincerely,
David Pressley

Sent from [Mail](#) for Windows

From: Kutter, Rhonda
To: housingelement
Subject: FW: Proposed development in West Marin
Date: Monday, February 28, 2022 3:19:17 PM

From: wright.melvyn@gmail.com <wright.melvyn@gmail.com>
Sent: Monday, February 28, 2022 2:17 PM
To: Rodoni, Dennis <DRodoni@marincounty.org>
Subject: Proposed development in West Marin

Mel Wright would like information about:
Dear Supervisor Rodoni,

I am Mel Wright, a homeowner in Woodacre since 1972.

I am of the opinion that there are some places that shouldn't be developed. I include all of western Marin in that category, but for the moment I will comment on the proposed development of 98 homes just west of White Hill on Sir Francis Drake Blvd.

Entering the valley, one's first impression is the beautiful rural landscape that is becoming rare in California. That experience would be negatively impacted by any development in that area.

98 Homes would mean around 200 automobiles adding to the congestion in Fairfax and San Anselmo and create a great deal more air pollution than already exists.

That area is not only a seasonal wetland, but is in the headwaters of the Lagunitas Creek Watershed. Construction and habitation of that area would cause irreparable harm to wildlife, including endangered salmonids and many other species.

I support development along the 101 corridor.

Thank you,

Mel Wright

From: [Kutter, Rhonda](#)
To: [housingelement](#)
Subject: FW: housing project in San Geronimo Valley
Date: Monday, February 28, 2022 3:19:50 PM

From: egruenke@gmail.com <egruenke@gmail.com>
Sent: Monday, February 28, 2022 2:05 PM
To: Rodoni, Dennis <DRodoni@marincounty.org>
Subject: housing project in San Geronimo Valley

Elaine Gruenke would like information about:
Hi Supervisor Rodoni,

I am a resident and homeowner in Forest Knolls, where I live with my husband and 5 year old. I'm responding to signs I saw posted today along SFD near Dickson Ranch, in regard to the building of 98 homes on that property. I have searched online and cannot find any more information about this proposal. I would like to add my comment that you please proceed very cautiously-- while I really recognize the need for more housing and more affordable housing in Marin, I have a couple of big concerns-- environmental impact (including air quality, native species habitat preservation and restoration, and light pollution. I also have some concern about SFD as the only way into and out of the valley, in case of emergency (and, just in terms of general traffic congestion, and air pollution). So my comment is to please very carefully consider these matters before proceeding. Thank you!

Sincerely,
Elaine Gruenke
10 Forest Drive
Forest Knolls, CA

From: [Kutter, Rhonda](#)
To: [housingelement](#)
Subject: FW: Housing Elements sites in SGV on the agenda for March 1
Date: Monday, February 28, 2022 3:20:45 PM

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

From: Mark Daley <mbdaley@att.net>
Sent: Monday, February 28, 2022 1:35 PM
To: Rodoni, Dennis <DRodoni@marincounty.org>; Kutter, Rhonda <RKutter@marincounty.org>
Subject: Housing Elements sites in SGV on the agenda for March 1

Dear Supervisor Rodoni,

Please don't support the development of 98 units on former Flanders Ranch land in the San Geronimo Valley. This site stands at the gateway to the SGV and the headwaters of the watershed which houses our endangered salmonids. It is an especially sensitive location, both aesthetically and ecologically, and should be protected from all development.

Just a couple of years ago, you and the BOS attempted to do a very good thing for Marin County and the SGV by purchasing the golf course, in order to protect it permanently from development and to give endangered salmonid populations a place to recover. Probably, in a few years' time, some public entity—possibly Marin County—will resume the pursuit of these goals when TPL sells the land. If the County allows a new village of several hundred people to be built, with all the ecological disturbance that entails, just a short distance upstream from the salmonid sanctuary, it will jeopardize this important environmental restoration project.

I believe the 98 units are envisioned to be targeted to buyers of "above moderate" income. If so, then this suggests that the homes will be too expensive to count as the sort of affordable housing that the voting public sympathizes with. We don't want a SGV that is even more exclusive (economically speaking) than it already is—especially not at the expense of the ecology, aesthetics, etc.

Please do all you can to keep the old Flanders Ranch area completely open and agricultural.

Thank you very much.

Sincerely,

Mark Daley
Woodacre resident

From: [Kutter, Rhonda](#)
To: [housingelement](#)
Subject: FW: Please don't let 98 houses be built in the valley!
Date: Monday, February 28, 2022 3:20:51 PM

From: Heather Simon <Hsimon@gardenersguild.com>
Sent: Monday, February 28, 2022 11:42 AM
To: Rodoni, Dennis <DRodoni@marincounty.org>
Subject: Please don't let 98 houses be built in the valley!

Dear Mr. Rodini please do your best to represent the better interest of all Valley residents and don't let 98 new houses be Built-in the area East of Woodacre along San Francisco Drake.

The San Geronimo Valley has one road in-and-out and Our septic systems and fire protection issues are at stake!

Please say no!

Thank you,

Heather Simon

From: [Kutter, Rhonda](#)
To: [housingelement](#)
Subject: FW: 98 houses on Flanders field
Date: Monday, February 28, 2022 3:21:00 PM

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

From: Deborah Fitzpatrick <deborahfitzpatrick@me.com>
Sent: Monday, February 28, 2022 11:51 AM
To: Rodoni, Dennis <DRodoni@marincounty.org>
Subject: 98 houses on Flanders field

Already leaving here is problematic early in the morning and many folks work and go to school over the hill and have to go then. You would be adding probably 200 or so cars to the problem for starters. As it is I no longer go to Point Reyes on the weekends because its an extremely busy place full of tourists and the locals cant park and get to services.

Dennis, I have written to you before regarding the San Geronimo Valley Golf Course and you can see now that what was once a beautiful sward of land full of animals and birds and yes golfers is now a sea of weeds and fallen trees. And yes, people walk there on the paths and I guess through the tick invested grasses as well. And now you want to put up 98 (!) houses and destroy another piece of the Valley?

And what about fire and earthquake considerations. If that corridor gets blocked in an emergency we would all try to get out through Lucas Valley or perhaps Highway One but regardless its scary to think of those situations. And I was here when we fought to keep that high school and all the other developments a NO GO. Successfully might I add and I believe the plan states that land was to stay agricultural. And how are you going to get all those folks home insurance? I already know people who have been denied coverage here and several of those companies I believe want to leave California altogether.

Surely you can find another spot to meet whatever criteria is mandated some place else. I dont know if you even bother to read these letters but I do want to go on record objecting wholeheartedly to this.

Deborah Fitzpatrick
Woodacre

From: [Annette Lowder](#)
To: [housingelement](#)
Subject: Fwd: I do not support proposed housing plan in Lucas Valley
Date: Monday, February 28, 2022 3:21:17 PM

I do not support the proposed quantity of housing proposed for Lucas Valley.

I am concerned about water resources, evacuation congestion in a fire, lack of services for new people in the area, increased road congestion and increased wildfire risk.

This is not a NIMBY response. The Rotary Village is a great example of affordable housing for seniors that is near our community which is lovely. Expanding this type of housing would be welcome.

Higrises are not welcome as they do not fit-in with our area.

A greatly reduced quantity of one or two story homes would be welcome.

Why are we targeted with such a large percentage of the proposed housing?

This is not an equitable plan.

I thought the Governor wanted housing in urban centers where services were available. Your plan does not meet this key criteria.

Thank you,
Annette Lowder
LVHA Resident

From: Kutter, Rhonda
To: housingelement
Subject: FW:
Date: Monday, February 28, 2022 3:21:22 PM

From: ghfitzpatrick@gmail.com <ghfitzpatrick@gmail.com>
Sent: Monday, February 28, 2022 12:23 PM
To: Rodoni, Dennis <DRodoni@marincounty.org>
Subject:

George Fitzpatrick would like information about:
Hello Supervisor Rodoni,

This message is regarding the Housing Element site proposals.

Like yourself, I (George) was born and raised in West Marin County. My family has been ranching in Marin for 5 generations, and our love for the land and community runs deep.

We understand that there is a need for more affordable housing in Marin, however; We oppose any development at 4260 Sir Francis Drake Boulevard (TUHS). Development on said property would be a detriment to the Valley consider how the lack of public transportation, water access, septic/sewage and the increase of traffic would impact the surrounding area - community, environment and wildlife - as a whole.

There are many other places in Marin where housing can be developed and integrated into the surrounding area to the benefit of the community.

We are asking you to conserve the land at 4260 Sir Francis Drake Boulevard.

Thank you for your time.

Sincerely,
George and Allison Fitzpatrick

From: [Kutter, Rhonda](#)
To: [housingelement](#)
Subject: FW: Housing project objection
Date: Monday, February 28, 2022 3:21:39 PM

From: leonard@leinow.com <leonard@leinow.com>
Sent: Monday, February 28, 2022 1:06 PM
To: Rodoni, Dennis <DRodoni@marincounty.org>
Subject: Housing project objection

Leonard Leinow would like information about:
Dear Supervisor Rodini,

I have lived in Woodacre for over 40 years. I love the contry feel and woodsy environment. I highly object to the proposed low income housing development on Flanders property. I am your constituent, and voted for you when you were running for office. Please stop any expansion, re-zoning or building projects that will bring more residences to the Valley. I travel down San Geronimo Valley drive every day as, I work in San Rafael. When I get to the corner of Sir Francis Drake, I would be looking at the very piece of land across SFD, that the houses will be built on. As I understand the proposal, 100 houses will be built on 50 acres. The new development will also add to traffic on SFD by quite a bit.

Please, let's keep the beautiful rural nature of the Valley as it is now.

Thank you,
Leonard Leinow
leonard@leinow.com

From: [Kutter, Rhonda](#)
To: [housingelement](#)
Subject: FW: Development in San Geronimo Valley?
Date: Monday, February 28, 2022 3:21:50 PM

From: DB Finnegan <dbfinnhomes@gmail.com>
Sent: Monday, February 28, 2022 12:38 PM
To: Rodoni, Dennis <DRodoni@marincounty.org>
Subject: Development in San Geronimo Valley?

Hello Dennis, I am writing as a long term resident in Woodacre with some concern regarding the 50 acre parcel alongside SFD Blvd and the Flanders ranch property. Please include all San Geronimo residents in any planning that might go forward on this horrendous possibility for 98 homes. We are already struggling with water issues, fire issues, septic issues, road access in emergencies, current Fairfax traffic jams. We already have a valley floor jammed with County infrastructure - water dept, fire dept, PGE substation, noise and lights all times of day and night. I certainly hope this possibility will become part of many public forums on your agenda for this small and fragile valley. Since the last fire on White's Hill, nothing has been done to remove the battery box from the long-broken highway sign which may have sparked that fire. I think, in speaking to my neighbors, the SGV feels a bit neglected by your office and I sincerely hope that can be rectified. Thank you, DB Finnegan

--

DB Finnegan
Engel & Voelkers Fairfax
DRE#01483054

415 990-4432
dbfinnhomes@gmail.com

From: [SVNA](#)
To: [housingelement](#); [BOS](#); "[Damon Connolly](#)"
Cc: [LINDA LEVEY](#); [CATHERINE LAGARDE](#); [DENNIS BORTOLI](#); [GARY ROBARDS](#); [GINA TUOSTO HAGEN](#); [JOHN DENIGRIS](#); [MARK WALLACE](#); [RODERICK CASTRO](#)
Subject: Marin County Housing & Safety Element Update - Comments
Date: Monday, February 28, 2022 3:22:54 PM
Attachments: [2022.02.28-SVNALetterReHousingElement.pdf](#)

Attached are our comments for the Marin County Housing Element and the upcoming Board of Supervisors, 3/1/22, Item 10 on the Agenda.

Thank you for the opportunity to comment, The SVNA

cc: SVNA Board of Directors

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

February 28, 2022

Marin County Board of Supervisors 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: Marin County Board of Supervisors (BOS@marincounty.org)

Re: Marin County Housing and Safety Elements Update, 2023 - 2031

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.

We want to ensure that the Marin County Board of Supervisors receives an accurate impression from our community regarding the updated Housing Element and are writing today to summarize feedback we have heard from many of our members.

Many residents of Santa Venetia, including members of the SVNA, attended the February 15 Zoom meeting where consultants representing the interests of the housing element initiative presented online tools for community feedback. We find these tools inadequate; rather than serving as an open platform for the BOS to receive realistic community input, they seem designed to provide information to housing element staff as to where to add more housing.

The Housing Element recommends 422 additional units for Santa Venetia. There are currently fewer than 1,800 residences in Santa Venetia, so this represents an increase of approximately 25%— far more growth than the neighborhood has seen for at least two decades. This mandate seems utterly siloed from the worsening reality of global warming and climate change, (the existence of which was recognized both in the Countywide Plan and by the Marin County Civil Grand Jury) which is leading to catastrophic weather events such as fires and flooding. The upland parts of Santa Venetia not directly threatened by flooding are part of the Wildland Urban Interface (WUI) and are subject to year-round fire

SVNA@santavenetia.org ~ www.thesvna.org

Santa Venetia Neighborhood Association

Page 2 of 2

February 28, 2022

danger. Like all of Marin, we are constrained by drought, and our water supply comes from tanks that are sited in the WUI. We are actively working actively to protect our homes; parts of Santa Venetia are now Firesafe Marin neighborhoods.

Road access to Santa Venetia is highly constricted; we have daily traffic congestion that affects both egress and ingress. The remaining undeveloped parts of Santa Venetia include unstable hillsides that recently led to multiple landslides onto our roadway.

All of the issues mentioned above are familiar to the Marin County BOS. They are also the same reasons that Santa Venetia has not experienced anything close to 25% growth in decades. There is no way to grow by 25% using market-rate housing on undeveloped parcels without compromising our safety. The Housing Element directly suggests that our personal safety, including safety from climate events, fire, and safe water supply, is secondary to their objectives of housing growth.

One type of growth we believe is needed in Marin County is true low-income housing. By this we mean the type of housing that our current typical Santa Venetia resident could afford. We also support the right of residents to add accessory dwelling units (ADU) to their homes. However, it was clear that the Housing Element does not include plans for significant numbers of low-income housing. Instead, it promotes "market rate" housing, which we know means homes that will sell for millions of dollars each. We are effectively being asked to endanger ourselves to serve the interests of developers to sell multi-million-dollar homes to elite buyers from outside of the region.

To paraphrase one of our SVNA members, "The County's first responsibility is for the health and safety of the existing residents of our neighborhood." We ask you to consider this as you move forward.

If the intent of the Housing Element is to bypass CEQA process, as alluded to in the Zoom meeting on Feb. 15th, the existence of culturally sensitive resources, including shell mounds in Oxford Valley, still cannot be ignored. Damaging cultural resources of native peoples in order to comply with Housing Element goals would be inconsistent with Marin County values and our historical respect for our earliest Santa Venetia natives. Oxford Valley, the site of known shell mounds, has been designated for 45 "above moderate income" units. Other areas of Santa Venetia may not yet have been properly surveyed for these resources, and bypassing CEQA would also eliminate their protection.

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: [housingelement](#); BOS; "Damon Connolly"
Cc: [SVNA Email](#)
Subject: Marin County Housing & Safety Element Update - Comments
Date: Monday, February 28, 2022 3:26:24 PM

Hello Marin County Board of Supervisors and Marin County Housing Element Staff: (For the BOS, this is Item 10 on the Agenda)

I will reiterate the comments I made at the February 15 Housing Element meeting...

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 can't understand how adding more and more housing units will help.

And to restate, 422 units in SV is an increase of almost 25% of the 1,700-1,800 units we currently had, at last count. It's 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.

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?

Also, I heard them say at that meeting, they were giving schools and churches more flexibility by allowing them to build on parking lots? If that is the case, where will people park? 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 required for old units 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 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 for your attention to my comments, Linda Levey, SVNA Treasurer and Board Member, CSA #18 (Parks) Chair

From: piehopper@gmail.com
To: [housingelement](#)
Subject: 251 N San Pedro Rd
Date: Monday, February 28, 2022 3:34:15 PM

Hilary would like information about:

Hi, I would like to object to 251 N San Pedro as a site to build housing. There is a Child Center there serving many families. The ball field on the property is used by the children at the school and people in the neighborhood. There are very few ball fields for Little League. This ball field should not be taken away from ball players. I live in the condo complex next door. Parking is already limited for residents and guests. We can't absorb all the people people who would live there who have more cars then the give spots for them and their guests. If housing needs to be built in Santa Venetia why not 1565 Vendola Dr? The school property there has not been used for decades. Thank you, Hilary

From: [ke ELLICK](#)
To: [housingelement](#); [BOS](#)
Subject: Los Ranchitos Housing Element Sites
Date: Monday, February 28, 2022 3:36:49 PM

I would like to comment about the upcoming Housing Element environmental review.

I do not believe that there is infrastructure regarding Safety Elements and Water supply. Our driveways is 8 feet wide up a steep knoll. It is not conducive to adding density housing. The past two years drought, is an indication that we do not have enough rain to sustain our community. If we are to add more housing it will increase water usage.

What will happen to the community if the water is not available.

Regarding the infrastructure, the roads will need to be addressed. The safety will be more dangerous for emergency vehicles if the roads are full of traffic on two lane roads.

Thank you for considering my comments to the environmental review

Kathi Ellick
23 Knoll Way
San Rafael, CA 94903

From: [Angela Freeborn](#)
To: [BOS](#); [housingelement](#)
Subject: Proposed Housing in Open Space
Date: Monday, February 28, 2022 3:37:54 PM

To Whom It May Concern,

I am writing in regards to the proposed multi unit housing in Unincorporated Marin County. I'm against using open space to build housing. The site in the open space on Lucas Valley Road should be used for a community park or sports center for the community. Kids need a place to go that could include Basketball, Swimming, Playstructure and lawn for families.

I understand the need for additional affordable and Multi-Family housing in Marin, but why Open Space? The County should be looking to improve areas that need improvement, not use open space to pour concrete and build multi level boxes. What about repurposing and improving small strip mall areas all along the freeways?

These building have small space and often times run down retail shops and turning those in to thriving shops with housing above. Several responsible counties and cities have successfully done this. Why can't Marin think this way? I don't understand it.

Open space should remain open space or for public park use. Dilapidated buildings should should be improved to include affordable housing for the better of the community.

Sincerely,
Angela Freeborn
San Rafael Resident
angela.freeborn@yahoo.com

From: margaretkmg@gmail.com
To: [housingelement](#)
Subject: Proposed Housing Sites
Date: Monday, February 28, 2022 3:46:11 PM

Kristin Gilberti would like information about:

Dear Supervisors,

I do not think there should be housing put into rural meadows but should concentrate on areas that are near existing commercial or developed areas that are not being used. Why change Marin to be like other congested counties that have houses Everywhere willy-nilly and people have to have cars and use gas to get anywhere they need to go? Marin County has a beautiful and peacefulness in the open meadows and hillsides. Please don't jeopardize the county by putting the housing along open space meadowlands and hillsides.

From: [Suzanne Sadowsky](#)
To: [Rodoni, Dennis](#); MDonnelly@marincounty.org; SMoulton@marincounty.org; JAnold@marincounty.org; [Rice, Katie](#)
Cc: [Thomas, Leelee](#)
Subject: Housing Element Comments
Date: Monday, February 28, 2022 3:27:06 PM
Attachments: [Ideas for housing in the San Geronimo Valley and Nicasio.docx](#)

Dear Board of Supervisors,

I am writing to thank you and the County staff for the outstanding work you have been doing on the new Housing Element for Marin County.

I especially appreciate the community education and outreach by the County to actively engage residents during these past few months. The workshops on the Housing Element and the Balancing Act tool offered important information on the unmet need for affordable housing and also the criteria that could to be used as guides in the decision-making process.

I also want to thank Leelee Thomas and the entire Community Development Agency staff for the virtual workshop on February 16th for unincorporated West Marin. More than 100 people attended, many with purposeful, well-informed questions. Leelee and staff responded to all of the questions in a knowledgeable, meaningful and insightful manner.

In addition to housing sites, It was good to hear that County staff are working to try and find solutions to some of the most vexing issues that impede and discourage the creation of affordable homes: septic issues, waste treatment and grey water systems, and building code and zoning restrictions.

I very much appreciate your dedication and support of affordable housing in Marin. We all have a lot of work to do.

Attached are my ideas about possible sites for affordable housing sites in the San Geronimo Valley and Nicasio.

Suzanne Sadowsky
415-488-4861
415-497-6425 (cell and text)

Ideas for housing sites in the San Geronimo Valley and Nicasio

The MIG Balancing Act map shows two sites in the Valley:

Flander's Ranch, 98 new homes at the bottom of White's Hill (property owned by Tamalpais High School District) and 29 homes at the former golf course.

Rather than large multi-unit housing projects I envision small clusters of new affordable housing in our community – up to 10 units at each site with a combination of below market rate owned homes and rental units.

In addition to the sites already on the map here are other possible sites that could be explored::

1. Properties owned by religious organizations:

- Spirit Rock - 5000 Sir Francis Drake Blvd, Woodacre
- St. Cecilia Church in Lagunitas – 7300-7308 Sir Francis Drake Blvd.
- Presbyterian Church–6001 Sir Francis Drake, Blvd. San Geronimo
- St Mary Church-4100 Nicasio Valley Drive, Nicasio

2. Properties owned by public school districts

- Lagunitas School District Lagunitas --1 Lagunitas School Road
- Nicasio School District Nicasio – 5555 Nicasio Valley Road

3. Publically owned properties

- Valley Commons (former golf course) San Geronimo -5800 Sir Francis Drake Blvd
- Fire Station property in Woodacre -- 33 Castle Rock Ave.
- Samuel P. Taylor Park Lagunitas – 8889 Sir Francis Drake Blvd (perhaps carve out sites for a small number of permanently occupied mobile or tiny homes)

4. Privately owned properties

- Ranches and farms – various locations in the Valley and Nicasio
- Former location of Two Bird in Forest Knolls adjacent to FK post office.
- Various unoccupied home
- Various vacant buildable lots

Suzanne Sadowsky, February 28, 2022

Tam Design Review Board

c/o Doug Wallace, 373 Pine Hill Road, Mill Valley, CA 94941

dwallace1957@yahoo.com

February 27, 2022

County of Marin, Community Development Agency
3501 Civic Center Drive, San Rafael, CA 94903

ATTN. Leelee Thomas, Deputy Director of Housing and Federal Grants, and staff and consultants for the update of the Housing and Safety elements of the 2023-31 CWP.

SUBJECT: Housing Element of the Countywide Plan

Dear Ms. Thomas:

Thank you for your thoughtful presentation of the planning process for the Housing Element of the Countywide Plan to the Tam Design Review Board and Tam Area community at our meeting of February 2. We especially support your characterizing these proposals as preliminary, and we applaud the online participatory survey MIG has created to glean public input in the site selection process.

We understand that you are charged with carrying out State requirements to prepare a Housing Element, select sites suitable for housing development, and adjust zoning incentives in order to spur the State requested housing unit numbers.

The Tam Design Review Board, on the other hand, is charged with focusing on and supporting the provisions of the Tamalpais Area Community Plan (TACP). In addition to laying out a description of the appropriate character of the community, this plan clearly sets forth constraints specifying that environmental hazards must be taken into account in the site selection process. Indeed, this is also crucial for the viability of the adoption of the Housing Element itself. According to step #7 of the Housing Element's Site Identification Process:

“Provide in the analysis a general description of any known environmental or other features (e.g., presence of floodplains, protected wetlands, oak tree preserves, very high fire hazard severity zones) that have the potential to impact the development viability of the identified sites...” p. 10

The TACP “places a strong emphasis on protecting the public safety and preserving the natural resources of the community, while still permitting individual property owners to realize reasonable development potentials” (pg. I-3). This balance is more critical today than it was in 1992 when the plan was written, with the risk of chronic flooding, impending sea level rise, and fire in the wildland-urban interface presenting an ever-greater peril to our neighborhoods.

Tam Valley, Almonte, Homestead Valley, and Muir Woods Park are already viable and diverse neighborhoods, containing a range of housing from high-end single family residences to affordable apartments. Maintaining this diversity has long been a goal of the community, as expressed in Section I-C of the TACP. Added mixed use development in the Tam Junction area could, with proper planning and infrastructure update, provide needed housing which would have a minimal negative impact and enhance the community. The Housing Element should take a closer look at the potential for rezoning to achieve its goals.

For those of lesser wealth to have access to the amenities available in the Tam Area, in particular good schools and proximity to jobs and open space, is a noble and important goal. There are a series of recent State laws that are aimed at helping to solve the housing crisis in California. Unfortunately, in its search for a solution to this crisis the legislature has crafted programs that offer density, height, and FAR incentives to housing developers in return for a very small number of “affordable” units without any appropriations for much needed transportation and infrastructure.

There are likely to be many unintended consequences of these housing mandates which will be left to cities and counties to deal with. The most critical of these possible outcomes as they relate to the Tam area is the risk of fire and flooding and the already constricted evacuation routes in the face of such emergencies. Shoreline Highway in Tam Valley is where most of the proposed housing sites for our area lie. It is not hard to

imagine the combination of a wildfire threat and high tide event occurring simultaneously, which would bring the evacuation of our entire area to a complete standstill and result in property damage and human fatalities. We further note that steadily increasing traffic impacts on Shoreline Highway from tourism continue to aggravate all these challenging conditions.

While we applaud the careful consideration of available sites by MIG, as community volunteers appointed to research and uphold the values of the Tam Plan, we cannot in good conscience support the choice of the sites within our area without:

- 1) A detailed study of future traffic and its impacts on evacuation through Tam Junction and the Highway 101 on-ramp;
- 2) A careful analysis of the impact of new, medium or high-density housing on the Bothin Marsh and the risks of chronic flooding;
- 3) Development of a plan for Highway 1 at Manzanita and along Shoreline Highway to accommodate imminent sea level rise; and
- 4) Assurances that, if there is no way to avoid selecting housing sites in the Tam Plan area for development, the resulting housing will be protected from speculative investors and the potential to remove these future developments from the long-term rental market.

The Tamalpais Area is so vulnerable to climate change disasters that, frankly, unless the housing built has a direct impact on resolving the housing crisis and addressing those most in need, new development will only intensify the crises of both climate risks and affordability.

We understand the mandates from the State require you to make some challenging choices in selecting housing sites. In addition to placing questions of safety and environmental stewardship at the top of your agenda, we would like to suggest that you include in the current update of the Countywide Plan some further policies that will help guide County planning in the face of both State mandates and, if and when these mandates are modified, the undesirable results that might emerge. Please see the attached detailed list of policies which we recommend you include as part of, or as a supplement to, the Housing Element.

Very truly yours,

Douglas Wallace
Chair, Tam Design Review Board

Attachment

cc: Board of Supervisors, Planning Commission, Tom Lai, Jeremy Tejirian

ATTACHMENT

Suggested Additional Policies to be Included in the Housing Element

- 1) **Wildfire Risk:** Use mathematical modeling to investigate and predict wildfire risk. Prohibit the building of housing (even ADUs) in fire critical areas.
- 2) **Flood Risk:** Prohibit new housing in areas at risk of flooding from storm surge or sea level rise.
- 3) **Bothin Marsh:** Require all new development adjacent to Bothin Marsh to supplement and follow the policies that are designed to preserve the marsh. Given the County's recent efforts to restore and preserve the marsh, it makes no sense to select a site adjacent to the marsh for any form of dense development.
- 4) **Evacuations:** Require that new housing development along Shoreline Highway trigger a study and redesign of the traffic patterns to ensure that any new housing development in that area will not worsen traffic or increase the threat to life safety during an evacuation. Any assessment of traffic impacts of emergency evacuation should include new housing developments in the City of Mill Valley, as Shoreline Highway is the only exit should East Blithedale become blocked.
- 5) **Short Term Rentals:** Eliminate short-term rentals completely, or allow only on-site, owner-occupied properties to have short-term rentals. If someone does not live on-site, then the property is arguably an investment property only, and any claim of the need for that short-term rental income can be disregarded. This would enable ADUs to be counted toward the Housing Element numbers (see item #10).
- 6) **Vacancies:** Create a County mandated vacancy tax (as San Francisco is presently considering) to create disincentives for leaving housing units empty. Exemptions could be made for work from home or dwellings under a certain square footage if the homeowner works from home or needs the space for their own dwelling use. This has been documented to establish new housing units and therefore could be counted toward the housing numbers.
- 7) **Speculative Investment:** Eliminate corporate ownership of housing of up to 4 units. This will stop speculative over-bidding of properties (which drives up housing costs) and land banking (which is performed to drive up the value for the investors.) This is crucial for market rate units that do not have controls over ownership. If dwelling units are constructed and snatched up by corporate investors, the goal of increasing

availability will not be achieved. If the housing crisis is still occurring after another eight years, the next round of RHNA numbers will be even higher, and even more density will be demanded.

8) **Promote Affordability:** Require that all lot splits and ADUs rent at affordable rates. This would enable ADUs to be counted toward the Housing Element numbers that are required for affordable units, which are the most difficult to achieve (see item #10). The Planning Department should not look at undersized parcels as a hardship that allows for an exemption to exceed the FAR. Instead, it should be taken as a limitation on the lot that will provide a smaller home, which will ultimately result in a diverse range of housing options and levels of affordability.

9) **Conversions:** Provide incentives to preserve the existing stock of affordable housing and/or promote the conversion of existing market rate housing to affordable housing. Tam Valley in particular has a large number of rental units which have traditionally been at the affordable end of the rental spectrum, and could readily be maintained as such with the necessary incentives.

10) **Alternative Measures:** Follow the Housing Element guidelines to promote and locate alternative housing sites as per recommended policies #5, 8, and 9 above.

These guidelines state that acceptable dwelling unit numbers can be counted through “the availability of ADUs and JADUs for occupancy, rather than used as offices or guest houses.” (p. 30)

In addition: “Alternative adequate sites: Under limited circumstances, a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units that will be: substantially rehabilitated in a multifamily rental or ownership housing complex of three or more units that are converted from non-affordable to affordable rental; preserved at levels affordable to low – or very low – income households, where the local government has provided those units with committed assistance.” (p. 30)

From: [Kutter, Rhonda](#)
To: [Tanielian, Aline](#)
Cc: [Thomas, Leelee](#)
Subject: FW: Response to BOS/PC Housing Elements Update, March 1, 2022
Date: Sunday, February 27, 2022 4:56:00 PM
Attachments: [SGVPG Housing Elements Response.pdf](#)

FYI:

Rhonda Lynn Kutter
Aide to Supervisor Dennis Rodoni
she/her
Marin County Board of Supervisors
415-473-3246; RKutter@MarinCounty.org

From: SGV Planning Group <sgvpg.notice@gmail.com>
Sent: Friday, February 25, 2022 4:38 PM
To: BOS <BOS@marincounty.org>; Rodoni, Dennis <DRodoni@marincounty.org>; Connolly, Damon <DConnolly@marincounty.org>; Rice, Katie <KRice@marincounty.org>; Arnold, Judy <JArnold@marincounty.org>; Moulton-Peters, Stephanie <smoultonpeters@marincounty.org>; Kutter, Rhonda <RKutter@marincounty.org>; Cordova, Lorenzo <LCordova@marincounty.org>; Lai, Thomas <TLai@marincounty.org>; Thomas, Leelee <LThomas@marincounty.org>
Subject: Response to BOS/PC Housing Elements Update, March 1, 2022

Please find attached the San Geronimo Valley Planning Group's response to the proposed Housing Element update, Item 10 on the March 1, 2022 BOS agenda.

Thank you for considering our concerns on this important issue.



PO Box 57
Forest Knolls CA 94933-0057
SGVPG.org

February 25, 2022

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

Re: Housing Elements in the San Geronimo Valley; BOS Agenda Item 10, 3-1-2022

Background: The San Geronimo Valley Planning Group was formed in 1972 to help elect Gary Giacomini to the Board of Supervisors in order to gain the critical third vote necessary to kill the 1961 Countywide Master Plan, which had envisioned 5,000 new homes and 20,000 additional residents for the San Geronimo Valley alone. Our successful efforts in this regard were followed by five years of dedicated work to create a community plan that truly represented our Valley. While the plan was updated in 1982 and 1997, its central premise has never changed: preserving our Valley's rural character and protecting our natural environment. This commitment - along with that of many other community members - also helped permanently preserve more than 2,300 acres of open space in our beloved Valley. Our comments regarding the current Housing Element proposal as it relates to San Geronimo Valley follow.

We have been trying to apprehend the efforts of Marin County to meet the state-mandated "housing elements" through the rezoning of existing parcels. We are very concerned that few Valley residents are aware of the potential impact of this housing mandate on our community and that the Planning Group was not included in the process from the beginning. Apparently, pressure from the State has made it a top-down County effort.

The Planning Group adamantly opposes the proposed, potential locations within our community identified below.

High school property - We are alarmed by Candidate Housing Site P, the proposal to build 98 above-moderate-income units through rezoning the high school property next to the Ottolini/Flanders' Ranch at the bottom of White's Hill on Sir Francis Drake Blvd. Our Community Plan clearly spells out that the use of this property should remain as agriculture or open space; the high school district agreed. Our reasons are numerous.

1. It would be a visual blight, destroying not only the aesthetics of the entrance to our Valley but also jamming suburbia into the inland rural corridor.

2. It would be a dangerous location, creating a separate enclave with an entrance off a very busy highway, and removing one of the few places where traffic can safely pass slower traffic.
3. Because this property is not within the boundaries of any of our four villages, it would destroy the essence of our Valley's character, creating, in essence, a new, completely separate village of above market-rate houses. Moreover, there is no sewage or water infrastructure at this location.
4. It is an environmentally poor choice, being a wetland area, a swamp in the winter, and within the headwaters of the Lagunitas Creek watershed.

Former golf course club house property. Candidate Housing Site R-1. This open space, referred to as the Commons, must remain open space and not also become a "new village" location. In addition to being the likely site for a new firehouse, this is an essential area for community gatherings, and provides needed parking for and access to Roy's Redwoods, Maurice Thorner Open Preserve, and the two, newly conservation easement-protected meadow parcels (former front and back nine).

The Planning Group does favor affordable housing in the Valley. We want our residents and their children to be able to afford to remain in our community and to maintain our diverse population. But the current plan seems to be solely a County "numbers game," meeting only the requirements of the State for 3,569 units in unincorporated Marin. The parcels in the Valley are identified for families earning more than \$132,000 annually. For an individual, this would be the equivalent of \$62.50 an hour. The Valley is a rural community. The minimum wage in California is \$14 an hour. Anyone who works a full-time job should be able to afford decent housing. This plan does not provide that.

The County must focus on the real need for affordable housing, with more emphasis and incentive on legalizing existing units and making it easier to create second units, ADUs and JDUs. A stronger effort is needed by the County to find appropriate parcels within our existing villages. Potentially, this might include the current location of the County fire department, which, if/when it's vacated, could be an excellent location for affordable multi-family housing. There are others.

A time constraint shouldn't be the deciding factor in zoning parcels for housing. There has to be more thought put into this and community involvement shouldn't be limited to a flawed survey. We request the County hold an in-person meeting for the community as soon as possible, preferably in the multi-purpose room at Lagunitas School. Additionally, the Planning Group would like to work with you to find a way to provide more affordable housing units within our community while continuing to maintain and protect the rural character and natural resources that make our Valley such an attractive place to live and raise a family.

Sincerely,

Eric Morey, Chair
The San Geronimo Valley Planning Group
SGVPG Steering Committee

From: [Kutter, Rhonda](#)
To: [Thomas, Leelee](#); [Tanielian, Aline](#)
Subject: FW: So evidently this vacant lot is being considered for building housing and NIMBY is already out against it !
Date: Tuesday, February 22, 2022 1:28:52 PM
Attachments: [image001.jpg](#)

FYI

Rhonda Lynn Kutter
Aide to Supervisor Dennis Rodoni
she/her
Marin County Board of Supervisors
415-473-3246; RKutter@MarinCounty.org

From: BOS <BOS@marincounty.org>
Sent: Tuesday, February 22, 2022 8:56 AM
To: BOS - Aides <BOS-AidesNOT@marincounty.org>
Subject: FW: So evidently this vacant lot is being considered for building housing and NIMBY is already out against it !

Aides,

Attached is a letter from Angela Gott received in the February 21, 2022 BOS mailbox. Please forward as you deem appropriate.

Thank you,



Joyce Evans
DEPUTY CLERK

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

From: Ms Angela Gott <angelagott@yahoo.com>

Sent: Monday, February 21, 2022 4:09 PM

To: Angela Gott <angelagott@yahoo.com>

Subject: So evidently this vacant lot is being considered for building housing and NIMBY is already out against it !

Please start paying attention to the organizing activities of NIMBY -- **Marin Against Density** an anti-housing group because they are already fighting future development.

2.21.2022

47 N Knoll Road where Kruger Pines Retirement home in Strawberry is located is about in the middle of this NOT COUNTY MAINTAINED Road. The part closest to where Eagle Roc and Bay Vista is in the 20s and the part closest to 70 N Knoll Road where the vacant lot is, is at the other side and Kruger Pines is in the middle. If this gets the green light for development then trucks for construction will be really destroying the road and it will take several years to get things completed too so please work on getting this road designation changed into county maintained road as part of the approval of the land development and have the whole road redone /paved when the development is completed. .

I would love to see another senior/disabled housing development be built on this land along with workforce housing for teachers and first responders too. It would be wonderful to have this parcel developed to house more seniors born 1946-1964 and to have N Knoll Road become MAINTAINED as a county maintained road too because of all the potholes that are in the road now.

I would like to submit this email letter to show my support for 70 N Knoll Road to be developed into affordable housing in the extremely low income, very low income, range of seniors 62+ who are falling into homelessness all the time now with greater frequency due to how low their social security is compared to what the rental rates are in Marin County. The teachers and first responders need housing too so please build housing for them also.

[70 N Knoll Rd, Mill Valley, CA 94941 | Zillow](https://www.zillow.com/94941/Strawberry)

<https://www.zillow.com/94941/Strawberry>

70 N Knoll Rd, Mill Valley, CA 94941

The vacant lot last sold on 2016-10-18 for \$11,60000, with a recorded lot size of **6.12 acres ...**

From: [andrew flick](#)
To: [Rodoni, Dennis](#); [housingelement](#)
Subject: West Marin Housing Element sites feedback
Date: Monday, February 28, 2022 4:02:39 PM

Dear Supervisor Rodoni and Deputy Director Leelee Thomas,

I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley or any housing development on the San Geronimo Golf Course based on the chain of events over the last few years there. It would destroy our Valley's rural character, the beauty we prize, and create a new, unnecessary and unwanted village.

Thanks,
Andrew Flick

From: [Annie Parr](#)
To: [housingelement](#); [BOS](#); [PlanningCommission](#); [Moulton-Peters, Stephanie](#); [Gounard, Doreen](#); [Thomas, Leelee](#); [Lai, Thomas](#)
Subject: Sustainable TamAlmonte endorsement
Date: Monday, February 28, 2022 5:54:58 PM
Attachments: [Sustainable TamAlmonte letter to BOS & PC re- Candidate Housing Sites in Tam Valley, Almonte, & Manzanita 2-24-22.pdf](#)

Hello,
Tim and Annie Parr of 537 Browning street, endorse the following letter
We are Tam Valley residents for more than 26 years.
Annie and Tim Parr

Annie Rosenthal Parr
RoCo Dance-Director
<https://www.rocodance.com>

From: [Bob Garofalo](#)
To: [housingelement](#)
Subject: Housing Element in Lucas Valley
Date: Monday, February 28, 2022 4:03:21 PM

I believe great care need be taken when considering additional housing (as mandated by the state) in the unincorporated Lucas Valley area. My concerns are many but I'll present, what I feel, are high priority concerns:

1. Lack of exit/entry to the area – There is currently one two lane road in the area. As we found during the last few months when repairs were taking place, the artery is easily congested. When the wild fire broke out and we were ordered to evacuate, the exit was severely overcrowded and there were delays trying to leave. Had this been a fire in the nature of that which burned parts of Santa Rosa (flames moved at close to 45 mph) the potential death toll would have been extraordinary. Additional housing/cars would exasperate the situation and the government would carry some responsibility.
2. Traffic concerns – with the recent restructure of the interchange at LV road to accommodate the police dept and Kaiser, the traffic at specific times of day is backed up past Miller Creek road. Again the limited road access is of concern. This will only get worse with the newly approved housing project slated for Los Gamos Drive. The housing placed at Hamilton did nothing to improve local infrastructure and is a prime cause of the extraordinary morning and evening traffic experienced on 101.
3. Water shortages – it has become apparent that water in the area, which relies solely on Marin reservoirs, is in short supply. Given the recent rationing by MMWD I hope that some attention will be paid to the lack of this natural resource.

It would be shortsighted to not develop the infrastructure in support of the planning while considering the current architecture and history of the area. It is important to keep “community” in mind when attempting to abide by the mandate. San Jose was once cherry orchids and oak trees. I would hate to see this area suffer the same fate.

I'm not opposed to additional housing just believe it should be approached in a thoughtful manner.

Cordially,

Bob Garofalo
Lucas Valley Resident



Virus-free. www.avg.com

From: [Brenda McLaughlin](#)
To: bos@marincounty.org; [housingelement](#)
Subject: New housing plan for Unincorporated Marin needs further review
Date: Monday, February 28, 2022 4:53:50 PM

Dear Marin Board of Supervisors and Planning Commission,

I understand CA is doing its best to address an affordable housing shortage, and Marin is looking aggressively at how to meet housing goals. Still, the plans I have seen for unincorporated Marin seem far too aggressive for the infrastructure in place to support that growth.

Please reconsider the proposal to add 344 units at Jeanette Prandi Way, Mt. Lassess Drive and Blackstone Drive. That is a 40% increase in the density of our neighborhood. We live in a high fire risk, low water area, with limited to no cell coverage for communication in an emergency, and a two-lane road that is already heavily trafficked on weekends. We are already working together to coordinate evacuation plans in the case of an emergency, which is challenging given the existing population. I'd also like to understand what is being planned to support our county police, fire and other emergency services to support the extra load. There needs to be a far more developed infrastructure plan before you can consider increasing the density along Lucas Valley Road.

You have already approved a major housing development at Northgate mall, another on Los Gamos Drive, and another lower density development just past Los Gamos on the right hand side of Lucas Valley Road. The mall makes total sense and Los Gamos, too, as much as we hate to see our greenspace reduced. We also support the new proposed housing (136 units) near the Marinwood Shopping Center, where there is easy access to the freeway.

We are not taking a NIMBY attitude. We understand everyone will be impacted. At the same time, we want all housing -- ours and our new neighbors to come -- to be consistent with the value we in Marin put on our neighborhoods, everyone's safety, and the environment.

It feels like we are rushing to put as many units anywhere we can find an empty space. Once it is built, we can never go back and plan. Let's take more time now.

Thank you for your consideration,

Brenda McLaughlin & David Ezequelle
304 Mt. Shasta Drive
San Rafael, CA

From: [Carole Hanson](#)
To: [housingelement](#)
Subject: Lower density on Atherton Ave
Date: Monday, February 28, 2022 8:30:33 PM

My Comment:

The Atherton corridor has been zoned as rural, agricultural land with minimal dwellings. There are few sidewalks leading to the local transport options, and the walking distance to services is not close. The high density proposed for this area does not honor the owners of homes on Equestrian if each lot owner is allowed to sell to a developer, independent of the collective neighborhood.

The larger lots on Atherton can be subdivided for more single family dwellings as has been done on Atherton, but the very high density proposed is more appropriate on Redwood near markets, restaurants and downtown Novato, or in other areas of Marin near services.

Carole Hanson

From: [Kutter, Rhonda](#)
To: [housingelement](#)
Subject: Fwd: Housing in San Geronimo Valley
Date: Monday, February 28, 2022 4:22:23 PM

FYI:

From: chdp@comcast.net <chdp@comcast.net>
Sent: Monday, February 28, 2022 3:02 PM
To: Rodoni, Dennis <DRodoni@marincounty.org>
Subject: Housing in San Geronimo Valley

Clothilde Pallmann would like information about:

Please do not build them here! This is not where this housing development belongs.

Thank you

From: [Diane/Dan Farthing](#)
To: [housingelement](#)
Subject: Los Ranchitos Zoning
Date: Monday, February 28, 2022 7:08:14 PM

This area has long had a one acre minimum lot size, and most residents bought their homes here counting on that to stay the same.

Making any change increasing density against the wishes of the residents would be inequitable and unconstitutional.

Moreover, increasing density when we're basically out of water makes no sense and would worsen the water problem.

Regards,

Dan and Diane Farthing
17 Knoll Way, San Rafael

From: [redd greene](#)
To: [housingelement](#)
Subject: Comment on San Geronimo Valley Sites
Date: Monday, February 28, 2022 4:16:42 PM

Potential Housing Site

4260 Sir Francis Drake Boulevard, Nicasio, California 94963, United States

This would be an awful choice for a housing development of any sort, as this area speaks for what WestMarin is about.

Please don't spoil it.

David Nakagawa

Sent from my iPhone

From: [Donna Clavaud](#)
To: [housingelement](#)
Cc: [Kutter, Rhonda](#); [Rodoni, Dennis](#)
Subject: Draft Candidate Sites for Housing Element in Tomales
Date: Monday, February 28, 2022 5:11:18 PM

The compressed timeframe for rollout of such a dramatic housing development proposal for Tomales, which would more than double our current number of homes from 80 to 126 over the next 8 years has most residents and groups in shock at this time.

Misinformation and rumors are surging in the streets as some have learned that their properties have been "targeted" for re-zoning and development by the County. Not everyone is computer literate and can manipulate your Balancing Act tool. They want draft paper maps they can read and view and talk about. They want public face to face meetings where they can fully participate right here in the village.

Our Tomales Design Review Board has not had sufficient time to adequately study the draft Housing Element candidate site lists nor study the interactive online maps. We also have not yet had a public meeting to engage residents and other stakeholders to discuss the most appropriate sites, identify and resolve any constraints, and get community input and support.

Additionally, our Tomales Village Community Services District, which oversees our sewer plant is currently training a newly hired General Manager, as our current GM retires next week. Our Board of Directors regular monthly meeting is March 9, so we have not had opportunities to discuss your proposed plan for housing development. We have just completed a new 5-year Strategic Plan that does not include action steps to serve a village twice its current size within an 8-year period. We can adapt and respond to change, but this is quite dramatic.

Our 1997 Community Plan is in need of some amendments to bring it up to date, but there has been general local support for more housing, and especially housing that is more affordable. After decades of positive and collaborative community planning between Marin County and the Tomales community, we are proud to have developed a 1997 Community Plan that does support the development of housing and second units (ADU's), and we do have an efficient community sewer system that has capacity for more connections for sewer service. However, this housing draft roll out and limited community outreach is a very unfortunate situation and a challenge to successful collaboration for sustainable growth to meet the needs for additional housing in our unincorporated village. I believe it is vital that we ask: how we can build needed housing to balance the realities we face in 2022: Tomales village is located in the coastal zone and along Hwy 1 and subject to more development constraints; we have a serious need for a water study as we are reliant on private wells; Tomales has a history of devastating village fires, a lack of hydrants and water storage tanks; and no public transportation resulting in growing traffic and parking problems. The good news is we have sewer capacity, a new fire station, and a school district right here!

As a private citizen, property owner, and community leader in Tomales, I look forward to many more conversations about planning for a sustainable future that is a collaborative process that can lead us toward more equity in housing and living opportunities in West Marin. Thank you for all your ongoing efforts and I realize the pressure that currently exists. I urge you to conduct more village meetings, especially where you hope to encourage major village growth. Otherwise, the process will be hindered.

Sincerely,

Donna Clavaud
Tomales

From: [Morgan Patton](#)
To: [housingelement](#); [Thomas, Leelee](#)
Cc: [Rodoni, Dennis](#); [Kutter, Rhonda](#); [Jenna.VonEsmarch@sen.ca.gov](#); [Jacqueline.Anapolsky@asm.ca.gov](#); [BOS](#); [PlanningCommission](#)
Subject: Unincorporated Marin County Housing Element 2023-2031 Comments
Date: Monday, February 28, 2022 5:07:52 PM
Attachments: [2022.02.28. EAC - Marin County Housing Element Comments \(Final\).pdf](#)

Dear Ms. Thomas,

Please find the attached comments regarding the County of Marin's Housing Element update. Please let me know if you have any questions.

Sincerely,

Morgan Patton | Executive Director
Environmental Action Committee of West Marin (EAC)
PO Box 609 | Point Reyes Station, CA | 94956
Office: (415) 663-9312
Cell: (415) 912-8188
Email: morgan@eacmarin.org
Availability: Tuesday - Saturday

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February 28, 2022

Marin County Community Development Agency
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903
Attention: Leelee Thomas, Deputy Director,
Housing & Federal Grants Division
Submitted via email: housingelement@marincounty.org

RE: Unincorporated Marin County Housing Element 2023-2031

Dear Ms. Thomas,

Since 1971, the Environmental Action Committee of West Marin (EAC) has worked to protect the unique lands, waters, and biodiversity of unincorporated coastal West Marin County. Since our inception, we have advocated to protect the irreplaceable natural resources and environment while balancing the needs of our coastal communities and villages.

Over the last fifty years, we have worked to support A-60 zoning to protect Marin's agricultural lands; supported collaborative efforts to address water quality issues, preventing sewage from being discharged into our watersheds; worked collaboratively within our coastal communities and with the County to identify sustainable pathways for development and growth; participated extensively in the Local Coastal Program Amendment update; and supported countywide efforts to adapt, mitigate, and build community resilience to the effects of the climate crisis.

Since 1973, the Marin Countywide Plan has called for the protection and development of communities characterized by accessibility, mixed use, and amenities for shopping, services, and public spaces. The prevailing character of

new development in Marin County continues to be focused on single use, urban sprawl, and vehicle dependence. Future growth in Marin should be planned in accordance with standards for protection of the environment and the availability of services and resources.¹

Today, EAC submits our comments on behalf of our 1,200 members (specifically, 700 members who reside in the County of Marin) regarding the Housing Element update that proposes to create 3,569 new housing units in unincorporated Marin County.

Our comments are focused on West Marin, an area we define by the coastal watersheds that discharge to the Pacific Ocean, Tomales Bay, and Bolinas Lagoon including the villages of Tomales, Inverness, Marshall, Point Reyes Station, Nicasio, Olema, San Geronimo Valley, Bolinas, Stinson Beach, and Muir Beach.

Careful planning to develop housing on the scale contemplated needs to be completed through thoughtful and meaningful community participation to avoid unnecessary negative impacts that include environmental degradation and continued displacement of residential community members. The planning should also recognize and include the decades of community engagement to develop long-range plans that allow for sustainable housing development.

Given this compressed timeframe, we are attempting to submit comprehensive comments. However, we may need to supplement our comments.

This letter is organized by our concerns with the current housing site proposals and questions on the allotment totals and includes discussion of the following six concerns: 1) Community Engagement, 2) Housing Crisis Concerns, 3) Regional Housing Needs Allocation and Sustainable Communities Strategy, 4) Environmental Impacts, 5) Agricultural Lands, and 6) Freshwater Resources.

1. Community Engagement

The public engagement process has been very short and existed primarily in a virtual landscape. The meetings took place amidst the holidays and a surging pandemic. The first West Marin-focused meeting occurred January 20th as a webinar that provided initial information about the Housing Element and a pre-release of the mapping tools (though not all the maps and information were fully online at that point). Community level meetings have only occurred via Zoom² that limits participation to people with the ability to participate online. This format

¹ Community Marin, A Vision for Marin County, Policy Recommendations. 2013.

² The Zoom online virtual meeting format allows for meetings and webinars, but limits public peer-to-peer interactions and is inaccessible to people without appropriate internet connection. Diversity of participation is limited by this method of communication.

misses' portions of the population who have important information to share on the topic of housing and access to housing.

The lack of in-person meetings is detrimental to both the community and the County as it inhibits the ability of interested parties to engage, understand the scope of the proposals, and build consensus in a logical manner.

In-person public meetings allow for conversation and exchange of ideas that are impossible in an online meeting or webinar format. The County should be able to conduct in-person public meetings with appropriate public health standards to ensure that the public fully understands the proposed plans.

- *We request the County conduct in-person meetings when the draft proposals are ready for public review that include informational posters, printed maps, and other materials to inspire public discussion and expand the number of participants in the process.*
- *We request the County evaluate how to equitably apply the data collected from the Balancing Act tool with an appropriate margin of error, as the online maps are not user-friendly for many population groups, many people do not have access to the internet, it is only available in English, and it is an incomplete list of potential locations.*

2. Housing Crisis Concerns

We recognize the importance and need for more housing, and more importantly, affordable housing in unincorporated Marin County including West Marin, which is the regional focal area for our organization. However, this type of planning needs to be done thoughtfully to protect natural resources and our rural community values.

Creating thousands of units of new development is not guaranteed to solve the housing crisis. It is important this housing discussion is thoughtful and considerate of the unintended outcomes that could arise by just adding more housing stock in West Marin.

Developed housing needs to be for the residential community members. There is a severe shortage of housing in West Marin, primarily due to second homes (vacation homes that drive up the cost of housing³), and housing being converted to income properties through short-term rentals and corporate timesharing corporations.

³ Sale of 398 Ocean Pkwy, Bolinas, CA 94924. 640 square feet that sold for \$1.75 million dollars, or \$2,734 per square foot which will now have a primary use as a vacation home and is removed from available housing stock.

We want to understand first and foremost how this proposal to develop 3,569 homes in unincorporated Marin County will actually address housing concerns and prevent newly developed housing that will only serve the wealthy, be converted into vacation homes, and/or be turned into income properties like short-term rentals.

- *If a property is sold as a vacation home, is the County counting that as a loss of housing stock inventory?*
- *If a property is converted into a short-term rental, is the County counting that as a loss of housing stock inventory? And conversely, if a property is converted from a short-term rental to a leased long-term rental is that property added back to the housing stock inventory?*
- *As more community members are constructing Accessory Dwelling Units (ADU) on their properties, are those totals being factored into the total housing need allocation? For example, is the County able to project an average number of permits for ADU construction over the 2023-2031 timeframe and include that into the total housing allocation? If so, what is that figure and does it lower the total of 3,569? If not, why?*
- *Are there any changes needed to ensure Marin's ADU ordinance is in compliance with Senate Bill 9 (SB 9)⁴? If there are additional changes needed to comply with SB 9, will that allow for development of additional ADUs in unincorporated areas of Marin County that are not currently being factored into the housing totals?*
- *To protect housing stock from being removed from the residential community, we request that the County create a new zoning ordinance, in the form of overlay or combining districts, that prohibits short-term rentals in areas where new housing development is being considered.*

3. Regional Housing Needs Allocation and Sustainable Communities Strategy

We would like to better understand how the 3,569 figure of the housing allocation was created for unincorporated Marin County in relationship to the requirements of the Regional Housing Needs Allocation (RHNA), the *Sustainable Communities and Climate Protection Act* (SB 375) and the regional Sustainable Communities Strategy (SCS).⁵

⁴ State of California, Senate Bill 9, Housing Development: Approvals. Available at: https://leginfo.ca.gov/faces/billCompareClient.xhtml?bill_id=202120220SB9&showamends

⁵ The Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments, Plan Bay Area 2050. Available at: <https://www.planbayarea.org/finalplan2050>

Our understanding is these regulations and requirements are to assist with synchronization of transportation and development planning to encourage local jurisdictions to implement pathways for smart growth strategies that help to meet California’s greenhouse gas emission reduction targets. Reviewing the Draft Inventory Site Map, it appears that these considerations are not being integrated into the planning process in any way that is clear to the public.

We also understand there is not a compliance requirement for the County to follow the guidelines of the SCS or the RHNA development by income level. That being said, the SCS was just approved in October 2021 and should be applied to the maximum extent possible to honor the long-term planning vision outlined in that plan.

The SCS Housing Chapter⁶ highlights the importance of developing housing with three strategies: Protect and Preserve Affordable Housing; Spur Housing Production for Residents of All Income Levels; and Create Inclusive Communities. The integration of these strategies into Marin’s Housing Element proposal is unclear to the public. Are they being considered or incorporated into the plan? Below we discuss two of these critical SCS topics in detail:

3. A. Protect and Preserve Affordable Housing

We have a housing crisis in Marin County. In the last RHNA cycle (2015-2023), unincorporated areas of Marin County were required to develop 185 new housing units across four income levels. This goal was well-achieved with the development of 264 new housing units. Unfortunately, the Very Low and Moderate income level goals were not achieved (Very Low income level was short by 25 housing units).

The County exceeded the housing allocation requirement, thanks to excess development in the Above Moderate by developing an additional 110 units in this category.⁷ The County noted in their annual update:

...racial disparities in housing, largely tied to the impacts of historic housing policies and practices that prevented equal opportunity in housing accessibility, quality, and financing. Marin County presents the starkest racial inequities in housing tenure throughout nine Bay Area counties...to address equity issues in housing, it will be critical to expand the County’s overall housing stock...affordable rental housing...monitor the development of

⁶ The Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments, Plan Bay Area 2050, Chapter 2. Housing. Available at: <https://www.planbayarea.org/2050-plan/final-plan-bay-area-2050/chapter-2-housing>

⁷ County of Marin, Board of Supervisors Meeting, 2020 Housing Element Annual Progress Report, March 16, 2021. Available by searching Board of Supervisors Meeting archives at: <https://www.marincounty.org/depts/bs/meeting-archive>

affordable housing across four income levels against the goals set by the Regional Housing Needs [Allocation] over a cycle of eight years.⁸

We are concerned since the County is not required to meet the income level requirements outlined in the RHNA that a large percentage of the new housing development will occur in the Above Moderate income level that will only exacerbate the housing shortage and displacement issues in West Marin.

- *Missing from the Housing Element proposals to the public are considerations on protections of current affordable housing, including proposals for rent protections and preservation of existing affordable housing through deed restrictions, for instance. If the County has plans to address these issues as an integrated process of the Housing Element long-range planning, that should be made clear to the public at this stage.*
- *We request the County integrate “Very Low Income” and “Low Income” housing into every high-density housing development proposal with deed restrictions or a new zoning ordinance to ensure that those properties are accessible and affordable for working families and to avoid displacement concerns.*
- *We request the County explain how they developed the 3,569 number of new housing units for unincorporated Marin County and if the SCS, the Countywide Plan, and individual Community Plans were considered when determining this housing number allocation.*
- *We request the County ensure the recommendations in the March 16, 2021 Housing Element Annual Progress staff report in the equity section is implemented proactively review housing development applications against the RHNA income brackets. The public must be made aware of how the County will undertake this task before the Housing Element is completed.*

3. B. Spur Housing Production for Residents of all Income Levels

The current draft inventory of potential housing locations, for lack of a better metaphor, is like the kitchen sink. There are too many maps and online interactive tools that are overwhelming for the general public to understand or make sense of the potential development locations. One has to mine for information from different maps to understand the basics (locations, ownership, number of proposed sites, income levels, infrastructure needs, environmental hazards, etc.).

We are particularly concerned about high-density housing projects being proposed in rural areas without appropriate transportation infrastructure or availability of nearby job centers. None of

⁸ County of Marin, Board of Supervisors Meeting, 2020 Housing Element Annual Progress Report, March 16, 2021. Page 3.

the locations in unincorporated West Marin are listed on the SCA Growth Geographies as Priority Development Areas.⁹ Adding thousands of housing units to rural areas will increase the number of Vehicle Miles Traveled (VMT), undermining Marin and California’s greenhouse gas emission reduction goals.

Rather than adding thousands of houses in rural areas away from public services, infrastructure, lack of water resources, and in environmentally hazardous areas, the County should be prioritizing infill opportunities, and especially in rural areas, propose other creative ways to maximize low-density development that is not focused on development of single-family homes.

The selected locations and focus of community input at this stage rests on potential development capacity and mass identification of parcels defined as eligible for development by the State of California, rather than integration of the Countywide Plan, Community Plans, or feedback from local nonprofits and community groups about appropriate locations for housing development. In many cases, parcels are identified in inappropriate areas that do not meet the fundamental guidelines of the SCS Housing Chapter.

One concern with the allocation of more than 3,500 houses in unincorporated Marin County is that the potential housing locations are not in Priority Development Areas¹⁰ that fail to meet the criteria for sustainable development that does not create urban sprawl and increase greenhouse gas emissions.¹¹

The Draft Inventory map does not include these important designations, overlays that would help the public and the County understand where development projects should be sited. Several proposed locations are outside the urban growth boundaries, are not near any public transportation or infrastructure, and in some cases, parcels are identified as current functioning businesses that provide necessary employment to the residential population.

- *We request the County review the 3,569 housing allocations in unincorporated West Marin County and exclude locations identified as high-density development in areas*

⁹ The Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments, Plan 2050, Chapter 1. Growth Geographies. Available at: <https://www.planbayarea.org/2050-plan/final-plan-bay-area-2050/chapter-1-introduction-and-growth-geographies>

¹⁰ Association of Bay Area Governments, Priority Development Areas. Available at: <https://abag.ca.gov/our-work/land-use/pda-priority-development-areas>

¹¹ Priority Development Areas are defined as: 1) Infill to be in existing urban areas that are not to extend beyond urban growth boundaries and that are not Priority Conservation Areas. 2) must have a completed plan for significant job and population growth. 3) Either A) Transit-Rich, at least 50% of the area is within a 1/2 mile of ferry, rail, or bus service that runs every 15 minutes, or b) Connected Community, entire area within 1/2 mile of bus stop with peak service of 30 minutes or less or 1/2 mile of high quality transit and must be in an area identified by the California Department of Housing and Community Development as High Resource or has in place two policies to reduce Vehicle Miles Traveled (bicycle and pedestrian planning projects).

identified in the SCS as 1) Priority Conservation Areas, and 2) that are located outside the urban growth boundaries, some examples below.¹²

- *San Geronimo Valley: proposing a total of 131 new homes (127 Above Moderate Income and 4 Moderate Income units).*
- *Novato, Bowman Canyon: proposing a total of 247 Above Moderate Income units and requires rezoning A-60 parcels.*
- *Inverness: proposing a total of 156 homes (96 Above Moderate Income units).*

- *We request the County review the housing allocation and remove any properties that are a functioning local business (example, Bolinas Hardware Store) unless they have received specific consent from the property owner that they are open to potential housing development.*

- *We request the County remove any housing allocations from properties that are currently owned by conservation land trusts that will not be willing to sell to a housing developer to reduce public confusion. (example, the Trust for Public Land Property in San Geronimo Valley).*

- *We request the County remove any high-density single-family home, apartments, and condominium development from areas that are outside of the County defined High Growth Geographies¹³ as they are not near transportation corridors or job centers and will increase the number of VMT and require costly upgrades to roads and infrastructure to accommodate the increased single car trips.*

Allowing the public to weigh in on housing in inappropriate areas (including areas that are identified as conservation areas or functioning businesses) makes it hard for the public to provide informed and useful feedback.

4. Environmental Impacts

Several proposed parcels identified for development are in inappropriate locations for development. For instance, some identified parcels are within 100-feet of a creek, in an identified flood zone, within a wildfire hazard zone, or along a shoreline that will be at risk from rising sea levels in the next 30 years and likely already subject to seasonal flooding.

¹² The Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments, Plan 2040, Priority Development Areas and Priority Conservation Areas Map. Available at: https://www.planbayarea.org/sites/default/files/marin_pda_map-4.26.pdf

¹³ The Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments, Plan 2050, Chapter 1. Growth Geographies, See Map on Page 21. Available at: <https://www.planbayarea.org/2050-plan/final-plan-bay-area-2050/chapter-1-introduction-and-growth-geographies>

Parcels near important habitat areas must also be considered and due to the negative consequences of development. Development permanently degrades and destroys habitat areas. It's not difficult to see the examples of urban sprawl where development is slowly whittling away forests, open meadows, filling wetlands, damaging riparian corridors, and ending agricultural uses.

Preserving the balance between development and conservation of habitats that support biodiversity and provide ecosystem services (clean air, clean water, sequestration of greenhouse gasses) is critical. For more than 50 years, community members in Marin County have worked in partnership with elected leadership and public agencies to protect and conserve habitat areas and identify areas for smart growth that limits habitat loss.

The County maps that overlay environmental hazards and sensitive resources (for example creeks or flood zones) are one way to review and exclude Draft Inventory Sites from consideration. With the County focusing on adaptation and mitigation efforts to respond to the climate crisis, we should focus on smart and proactive planning when considering where to site potential housing developments to reduce future risks.

- *We request the County remove any developments of housing that are within 100-feet of a creek, shoreline, wetland, floodplain, and other sensitive habitat areas where significant risks with wastewater treatment through septic systems could create pollution and public health issues.*
- *Development should not be proposed in areas that are Special Flood Hazard Areas (defined by FEMA as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones VI-V30).*
- *We request the County to explain how high-density development will occur on small parcels of land with the current regulations required for single-family home wastewater (septic systems).*
- *Does the County have plans for development of a centralized wastewater treatment (sewer systems)? If so, that information should be disclosed in this planning process including the potential taxpayer expenses associated with plans.*
- *How is the County incorporating the draft stream conservation area ordinance, the local coastal program, and other development codes that constrain development near sensitive environmental resources to accommodate the number of housing units proposed in this plan?*

5. Agricultural Lands

The County should not rezone A-60 agricultural lands for development. This zoning designation was put into place to reduce the risks of urban sprawl that would be harmful to Marin's vibrant agricultural economy and local food shed.

The County has worked in partnerships for decades with local communities, ranchers, farmers, and environmental groups to protect agricultural lands from development to ensure a rich and vibrant food shed. Rezoning A-60 lands is a slippery slope, especially near urban corridors and areas that are outside of the urban growth boundaries that may result in a constant chipping away of agricultural lands as we are witnessing in other areas of California.

- *We request that the County not rezone any A-60 parcels to maintain Marin County's local food shed.*

6. Freshwater Resources

The unincorporated areas of West Marin County have limited access to clean drinking water.

In September 2021, the Marin Municipal Water District (or Marin Water) notified the public that if we did not receive rainfall the district would run out of water by summer 2022. The communities of Bolinas and Inverness required dramatic conservation of their customers, and Point Reyes Station's community well operated by North Marin Water District has salt water intrusion issues, leaving the community members ingesting salt and needing to have clean freshwater trucked in. Wells in Nicasio frequently go dry.

Fortunately, thanks to an unusually wet October and November in 2021, we have a slight reprieve on the urgency of lack of water. However, drought conditions persist and the lack of access to freshwater resources is very real.

The development of thousands of new homes significantly increases the demand for clean drinking water. This is something that our current water systems will not be able to support.

Considerations of integrating and linking the water districts has been discussed, but those are short-term solutions that are subject to the availability of water in other areas and does not solve the lack of clean drinking water in the long-term. The entire West is suffering from drought conditions. Marin and Sonoma Counties were fortunate this fall for rainfall, but that is not the case throughout the State and the impacts of a changing climate make our predictions based on historical data unreliable. The climate crisis is exacerbating this issue, and projection models indicate longer and more frequent drought patterns.

- *We request the County consider a review of West Marin villages ability to support additional housing stock with clean drinking water and disclose any plans to connect water districts as this planning process proceeds.*
- *We do not support adding thousands of new households to areas where there is not access to clean drinking water.*

Thank you for considering our comments and for the County’s work on this complex challenge. We look forward to additional engagement with the County on this issue and to ensuring that our membership community is aware of the opportunities for public comment.

We will continue to share information about the progress of this planning effort and hope that there will be an opportunity for an in-person meeting in the near future for the community to fully participate in this critical planning process.

Sincerely,



Morgan Patton
Executive Director



Bridger Mitchell
Board President

CC: Marin County Board of Supervisors, Marin County Planning Commission, Assembly member Marc Levine, Senator Mike McGuire

From: eobedzinski@gmail.com
To: [housingelement](#)
Subject: Housing Element parcels
Date: Monday, February 28, 2022 8:00:48 PM

Erika Obedzinski would like information about:

Hello,

I am writing to express my deep concern for many of the sites proposed for potential housing increases in unincorporated west marin. The number of houses being discussed in places like San Geronimo Valley and Olema are jaw-dropping and would alter the community in a way that would change how these places feel so that they no longer feel special. I grew up here, I rent here, I cannot afford to buy a house here but I would rather have to move out of the area and allow these places to remain intact and keep their special character so that I could at least visit them then to have them irrevocably lost to this kind of development. Don't we have better options? Thank you, Erika Obedzinski, San Geronimo

From: [Sackett, Mary](#)
To: [housingelement](#)
Subject: FW: Housing Elements Planned Site Consideration
Date: Monday, February 28, 2022 4:46:59 PM

From: sharonslange@yahoo.com <sharonslange@yahoo.com>
Sent: Monday, February 28, 2022 3:28 PM
To: Connolly, Damon <DConnolly@marincounty.org>
Subject: Housing Elements Planned Site Consideration

Sharon Silvia would like information about:
Dear Supervisor Connolly,

I would like to register my strong objection to plans of turning Old Gallinas baseball field into 180 unit housing complex.

I am a 15 year resident of Marin Cove located adjacent to the proposed housing site. I am a 25 year resident of Santa Venetia. My children attended Venetia Valley K-8. This field has been a place of recreation for the child care center, Little League baseball as well as many nearby neighbors. This is one of the few patches of green in the area. This is also home to generations of quail, squirrels, opossums, owls, frogs, coyotes night herons, egrets and other wildlife. Placing a large scale development would greatly effect their existence. Schmidt Lane is a small road not designed to take the proposed level of traffic. Parking will impact our street as well as North San Pedro Road which will jeopardize the safety of bicyclist and pedestrians.

Having such a large scale housing complex at this site will impact those in need of c

From: [Kutter, Rhonda](#)
To: [housingelement](#)
Subject: Fwd: 98 units in Woodacre
Date: Monday, February 28, 2022 4:53:06 PM

From: bonchy03@att.net <bonchy03@att.net>
Sent: Monday, February 28, 2022 4:49 PM
To: Rodoni, Dennis <DRodoni@marincounty.org>
Subject: 98 units in Woodacre

Ivonne van Buuren would like information about:

Dear Supervisor Rodoni, although I live in San Anselmo, I have always supported you, including attending events in West Marin during your last campaign. I just saw some signs on SFD in Woodacre regarding the construction of 98 units; is this correct? Please do not support that; it will destroy the entire area, including the flora and fauna. It will also affect any future campaigns you might have.

From: [janet](#)
To: [housingelement](#)
Subject: Input
Date: Monday, February 28, 2022 4:57:18 PM

I have looked at the map of potential affordable housing sites and I find the three listed for the San Geronimo Valley particularly disturbing and unacceptable. You clearly state in the proposal elements that the housing be in a location that is close to commerce and in the middle of an existing community, and not in a “green” area or a farming or rural landscape.

These three sites are exactly the opposite of that proposal. They are not near any other housing or commercial units and they are in the middle of extremely visible green areas and two of the sites are in the middle of land being used by many many people for recreation and relaxation.

Why are you not considering the property where the fire station exists now in the middle of Woodacre? Or the church property that has been talked about?

Please please please consider the views and perspectives of the people who will be most impacted by these undesirable locations, the people who live here now, and also the many thousands of people from all over the Bay Area and California, who come to West Marin for a relief from the urban and suburban sprawl. Keep San Geronimo Valley green and undeveloped for all who live here and visit!!!!

Janet Hughes

Sent from [Mail](#) for Windows

From: [Kutter, Rhonda](#)
To: [housingelement](#)
Subject: Fwd: Not in support of housing development in San Geronimo Valley
Date: Monday, February 28, 2022 4:45:44 PM

From: jqilici@giampolini.com <jquilici@giampolini.com>
Sent: Monday, February 28, 2022 4:11 PM
To: Rodoni, Dennis <DRodoni@marincounty.org>
Subject: Not in support of housing development in San Geronimo Valley

Jason Quilici would like information about:

Good After Mr. Rodoni,

I am not in support of a new housing development in San Geronimo Valley. This goes against everything Gary Giacomini fought so hard to protect. There is enough housing. We are still in a drought and do not have enough natural resources to sustain a healthy life. Please do not approve a new housing development in San Geronimo Valley.

Thank you for listening to your very concerned citizen.

~Jason Quilici

From: [Jason Sperling](#)
To: [BOS](#); [housingelement](#)
Subject: Lucas Valley resident opposed to Lucas Valley housing site
Date: Monday, February 28, 2022 4:34:59 PM

Dear Marin Board of Supervisors,

I have just learned today about the potential housing sites identified in Lucas Valley as part of the county's Housing Element update process. I'm shocked that Lucas Valley would be considered, given that there is only one viable evacuation route during wildfire. Last September, I evacuated with my two children and encountered traffic delays that would be dramatically increased and unsafe with additional housing. I urge you to identify sites that meet your identified selection principal: "The Environmental Hazards scenario prioritizes sites in areas having few impacts associated with climate change; and identifies sites with adequate routes for hazard evacuation."

In addition, I am very concerned that this is the first time I am hearing about this. Why did we not receive mailers? Our residence is at 690 Cedarberry Lane, San Rafael, CA 94903 and we would be very much impacted by this decision. This should be a public decision and we should have received a mailer and appropriate information given our residence in the neighborhood.

Thank you for your consideration for our family's safety.

Best,

Jason

--

Jason Sperling

jrsperling@gmail.com

(424) 259-3574

<http://www.linkedin.com/in/jasonsperling>

From: [John Hutch](#)
To: [housingelement](#)
Subject: Lucas valley Housing Concern
Date: Monday, February 28, 2022 4:02:03 PM

Hello,

I'm a resident of unincorporated Lucas Valley, with children in the Miller Creek public school system. I support low-income, workforce and elderly housing in our community, but respectfully disagree with the unequal burden this is placing on just a few of the county's many school districts.

I'm concerned the county has not thought through the funding implications for our public schools for the small school district that will be responsible for the majority of the new students these developments will generate.

For example, because Miller Creek School District and San Rafael High School District are not funded on a per-pupil ADA basis, but rather we are Basic Aid districts, so additional students do not result in additional state funding. How does the County propose to maintain our quality public schools with more students and no additional money? And why should only a few small school districts carry the educational burden for the entire county's new housing?

If the developments are approved as is, and the idea is the housing will benefit the whole county, then the whole county should contribute to funding the new students in our school districts.

Additionally, I don't feel the county should approve any housing development projects that are exempt from significant developer fees and/or have limited parcel tax implications.

The Miller Creek and San Rafael High School districts already have housing projects in the works, and I'm concerned the county has not seriously examined the economic impact on our small school districts.

Respectfully,

John Hutchinson
Lucas Valley, San Rafael resident

From: [Judy Schriebman](#)
To: [housingelement](#)
Cc: [BOS](#); [PlanningCommission](#)
Subject: Comments on Housing Element
Date: Monday, February 28, 2022 4:52:17 PM

Dear BOS, Planning Commission and MIG:

I have lived in Los Ranchitos for over 30 years and I longed to live in it when I grew up over the hill in San Rafael proper, because of the horses! This is a **unique** and vital neighborhood, zoned Light Agricultural, with one home per acre, which allows us to have livestock such as chickens, goats, horses, and honeybees. It is also home to wildlife such as Cooper's hawks, Sharp-shinned hawks, Western Screech owls, Great Horned owls, salamanders, gopher and king snakes, raccoons, bobcats, coyotes, foxes, opossums and much more. There are four to five creeks that run through our area that keep our beautiful large trees watered creating the habitat that allows the above mentioned wildlife as residents and visitors. We border open space and provide an essential wildlife corridor from West Marin to the marshes.

This area is not "underutilized" and it is an insult to both our community and to Nature to have it so anthropocentrically labeled as such. The properties called out by the housing element in our neighborhood need to be removed. Many of our homeowners have already undertaken to put in ADUs or JDUs, which DO help solve the critical housing shortage need without the wholesale destruction of our unique neighborhood.

The first act of this Housing Element should be to identify all the truly underutilized commercial properties that could be turned into housing, rather than take open, useful land and build over it. And already built upon "grey infrastructure" should be prioritized over the taking of open land. This fits in with Drawdown principles, which call for repurposing vs building new, which creates more waste and GHGs.

The second act should be to scrap your divide and conquer so-called "Balancing Act" strategy, which is more the prisoner's dilemma than an actual solution. It pits neighbor against neighbor rather than us working together in a spirit of true cooperation.

The third act should be to recognize is that building more SFR or market rate housing will not solve our Marin housing shortage, when the vital need is for workforce housing, the housing insecure and homeless. These are the homes that need to be in the lower than low affordability; possibly clustered tiny homes as other communities have done, and with the possibility (that we used to have) of being rent-to-own housing units. This can be done by working with community partners rather than developers to create a real path to home ownership, rather than more rental feudalism under the oppressive thumb of the banks, LLCs, Wall Street hedge funds and other just-for-profit operators.

It is also imperative that you understand that the county often borders highly developed areas, such as San Rafael and Novato, and that those cities' housing element plans will be putting a strain on all of our roads, schools, water supply, emergency access, etc. Any look at additional county housing must consider these cumulative impacts—and the cities should be required to do the same. It is not good planning to work in silos, given the excessive number of new housing the state is requiring.

We are all understandably concerned and many of us are truly skeptical of the proposed

numbers being necessary or of being able to solve the underlying problem of skyrocketing prices and underpaid workers, of house-flippers and overseas developer landlords, whose only interest is making a buck. They don't care about us, about the proper functioning of government or the liveability of our communities.

I hope you do care, and I hope you will send this plan back to the drawing board, rather than giving developers a green light to destroy Marin.

Sincerely,

Judy Schriebman
3 Poco Paso
San Rafael, CA 94903

From: [Kelby Jones](#)
To: [BOS](#)
Cc: [housingelement](#)
Subject: Proposed Housing Elements
Date: Monday, February 28, 2022 5:02:27 PM

I have been a resident of Lucas Valley for over 30 years and support affordable housing in every viable location with the necessary infrastructure as an absolute prerequisite. The site selection principles are reasonable, though Lucas Valley has its limitations for these purposes: traffic management and the nearly pristine rural environment - if you vote to turn Lucas Valley Road into a Sir Francis Drake Blvd., or authorize more than two story construction, our residents will take up pitchforks and come for you straight away.

Affordable senior housing involves less vehicle traffic and is suitable for the proposed 1500 Lucas Valley Rd. and Jeannette Prandi Way sites. Such additions would not strain the difficult-to-expand school infrastructure, though the increased population at those sites would require road improvements at Idylberry Rd. to provide safe emergency access/egress.

In all areas of the county, planning added housing without inclusion of all supporting infrastructure is the most irresponsible choice. Do it right and you will defeat NIMBYism.

Best regards,

Kelby

From: [Kenneth Piana](#)
To: [housingelement](#); bos@marincounty.org
Subject: Public Comment | County of Marin 2023-2031 Housing Element
Date: Monday, February 28, 2022 4:16:40 PM

Good Afternoon,

My comments primarily relate to 7 Mt Lassen [Commercial Center Mixed Use] and 2 Jeanette Prandi Way].

I own 1 Mt Darwin Court, in Lucas Valley, which Miller Creek divides our property with 7 Mt Lassen. 2 Jeanette Prandi Way is diagonal from our property.

These 2 properties are not appropriate for extensive, new housing. I can see smaller development, but the immediate area cannot handle 300+ new housing units.

From an **environmental standpoint**, both properties border Miller Creek and act as conduit for wildlife to cross Lucas Valley via a series of bridges. Building housing around here would eliminate that migration path and force the animals onto Lucas Valley road itself and could lead to more accidents as the road is windy and dark. In addition to the sound, there would be unneeded light pollution. The 7 Mt Lassen commercial property, and Big Rock Market already have massive flood lights lighting up the creek all night long and into the back of our house. I cannot tell you the last time we had any nocturnal animal visits because of this - see 7 Mt Lassen Night photo. Lastly, 7 Mt Lassen is a very narrow property and is perched 20'+ directly above the Creek. How 58 units will be built there is unknown to me. The only way to build would be up, which goes against the Lucas Valley design review requirements of single story homes no higher than 15'. Not only design concerns, but also stability. The entire length of the property would require major reinforcement to support the weight of new construction and not divert the existing creek by any landslide...which could potentially put our property at flood risk - see 7 Mt Lassen day photo.

The existing **infrastructure** cannot support 300+ new homes. Lucas Valley road is one-way each way with a narrow bike lane each way, and no lights. In order to support that many new homes, Lucas Valley Road would need to be widened. sidewalks added, and street lights throughout. Not only the roads, but cell phone service, internet, and utilities will need upgrade. At this point, only Verizon [barely] works in the neighborhood, so additional cell service towers will need to be brought. In addition, the existing [underground] utilities will need to be modernized and upgraded to support the additional homes and communications needs. We only have 1 [expensive] option of Comcast and internet is spotty at best...no fiber, yet. Not to mention restaurants, grocery store, laundry, etc are all 3-4 miles away. Big Rock Market is the only option in the entire valley and that caters to weekend bicyclists wanting a beer and the wine-o moms of Lucas Valley.

Public **safety** is another concern. There are no buses, school, public, or otherwise and locating very low or low income housing 2-3 miles from reliable transportation is a failure. Very low or low income housing residents [which I was 10+ years ago] do not have multiple cars to support transportation needs. When I was low income, I needed reliable transportation by bus or subway [why are locations adjacent to the SMART train not priority #1?]. The only other options would be to walk 2-3 miles to bus lines alongside the busy road with no sidewalks and no street lights. Someone will get seriously injured. A Long safety concerns will be fire

safety, the more traffic, cars, people lead to higher risk of fire and in the event of fire getting out of the one-way road is perilous. Last year when we had to evacuate, we had limited options of how to get out of the valley.

ALI for affordable housing, but it needs to be placed in SMART [pun intended] locations to actually attract and benefit low income households. Placing housing in remote locations does not benefit as the infrastructure and transportation costs will strip away any affordability.

BTW - How did Tiburon, Sausalito, Corte Madera, Belvedere and other Southern Marin high income communities get excluded from this potential list??

--

Kind Regards,

Kenneth Piana & James Tenero
1 Mount Darwin Court
San Rafael, CA 94903
415-627-8599
kenneth.piana@gmail.com

From: [Sackett, Mary](#)
To: [housingelement](#)
Subject: FW: Housing development
Date: Monday, February 28, 2022 5:45:50 PM

From: Kristen Brooks <kristenbrooksm@gmail.com>
Sent: Monday, February 28, 2022 5:31 PM
To: Connolly, Damon <DConnolly@marincounty.org>
Subject: Housing development

Dear Supervisor Connolly-

I am writing to express concern about the proposed housing developments in Lucas Valley and Marinwood. There is no doubt that Marin County needs affordable housing, and I support the development of affordable housing in our area. However, I am deeply concerned about some of the proposed sites listed. Those such as 2 Jeanette Prandi way and the designated park space therein are a place where the community comes together, the elderly of Rotary Village (an affordable housing site) can safely walk, and children can make their way to the local elementary and middle schools. This is not unutilized space that should be considered open for development. Rather this is designated park land and a highly utilized part of the community in which we live. Furthermore, development in the Lucas Valley area would contribute to wildfire risk and evacuation challenges (a reality we all faced last year during a wildfire evacuation) and tax the already stressed Lucas Valley Road wherein there is no expansion potential to accommodate increased traffic.

While beautiful, areas such as St. Vincent's are not accessible to the public. There is no current housing that would be affected by development and there is space to develop the infrastructure necessary to accommodate new housing and connect it to transit. Similarly, Marinwood Market is prime for development as it is already mixed use, near to transportation, and is a highly under-utilized space with tremendous community potential. These are the areas to go to for development of affordable housing and this effort would align with current initiatives to connect affordable housing to environmentally responsible transportation and avoid further development in wildfire prone areas.

I ask that you advocate for your district when it comes to safe, sensible, and realistic housing development in our area. Lucas Valley and Marinwood cannot shoulder the proposed burden of development. We depend on you to advocate for our community and ask that you do so now.

Appreciatively,

Kristen Brooks
Lucas Valley Resident

From: [Leslie Adler-Ivanbrook](#)
To: [housingelement](#)
Subject: Concerns to share about housing element plans for 3,500 units
Date: Monday, February 28, 2022 4:04:56 PM

Dear Marin County staff,

Thank you for sharing the housing development plan with the community. I am writing to express my concerns about the process and about adding a large number of additional housing in unincorporated Marin County as part of the housing element plan.

1. There needs to be additional public review opportunities (in person and another remote presentation) and longer comment period to ensure that more people, with varied access issues, are able to participate in the process and learn about the county's housing element and have ample time for research and comments.
2. Much of the current housing crisis is caused by speculative real estate investment, withholding properties uninhabited for future enriching sale, short term rentals removing housing from people that want to live here full time, and the increasing number of second home purchases by wealthy people. The divide between the wealthy and low-middle income families is growing wider each year, and accelerating. We would have greater housing stock if the county were to put limits on these investment opportunities in housing; greater stock and limited short-term rentals for full-time renters and family ownership would slow the rising costs of housing. Please investigate these options to limit short-term rentals, speculative real estate purchases where homes are held empty, and percentage caps on second or third homes in order to create more housing stock for people that want to live full time in the area. These solutions will make a real difference for middle and lower income people that work and live here full time.
3. The 30% percent affordable housing in the plan is too low, and does not reflect the proportion of people in our area of middle and lower income that want to live here full time. A bare minimum of 50% of the housing should be affordable and all of the housing should be required to house people year round, i.e. not permitting short-term rentals instead of housing for full time residents.
4. 3,500 additional housing will strain our water supply, especially as we are facing increasing risk of drought with climate change. West Marin residents have already significantly reduced our water use in response to recent drought. Salinity intrusion is a real issue for NMWD users, and though a new well will be developed this year (fingers crossed!) we have seen previously that a possibility exists that the well will not produce the volume of water expected. And will the expected output be able to accomodate the planned for number of new homes and users? Is water supply being adequately researched and considered with this housing increase plan?
5. Traffic is another concern when considering additional housing units on that scale. We have limited roadways which are windy with limited passing and

shoulders. Traffic is already very challenging and becomes unsafe during high visitation weekends and in summer.

6. A few of the housing units are sited on shore of Tomales Bay. Sea level rise will be impacting these sites as well as access to these sites in 10-20 years if not sooner. New housing should not be sited along the shoreline, in areas where sea level rise will be directly or indirectly impact flooding.

I think I would have more to comment on, but I am running out of time to research and write. So I hope to have an additional opportunity to review and comment in the process.

Thank you for your consideration.

Leslie Adler-Ivanbrook

53A Laurel Street

Point Reyes Station, CA 94956

From: [Lillian Leong](#)
To: [BOS](#); [housingelement](#)
Subject: Housing Element Sites - Upper Lucas Valley
Date: Monday, February 28, 2022 3:54:45 PM

Dear Marin Board of Supervisors and members of the Housing Element Committee,

I am a resident of Upper Lucas Valley and I would like to share my concerns about the following potential home building site as multi-family units:

- Juvenile Detention Center/Jeanette Prandi Way (254 units)
- 7 Mount Lassen (58 units)

My concerns, which are also sentiments of many of my neighbors are as follow:

- **Wildfire Evacuation** - the 2-line Lucas Valley Road is the only evacuation road for the 538 existing homes in Upper Lucas Valley and it also is the evacuation road for Lower Lucas Valley, the Bridgegate community, Creekside community and potentially for people walking at Skywalker Ranch (Lucas facilities). The recent grass fire in Sept 21 that necessitated the evacuation of the entire Upper Lucas Valley gave us a wake-up call as to the potential danger of just having a 2-line road access.
- **Lack of public transportation** – Upper Lucas Valley is not served well by Marin Transit which means more high-density units will bring in more traffic due to the need for cars to live in these new units. It would not serve people who commutes by public transit well.,
- **Water shortage/fire danger** – The ongoing drought has affected the entire Marin County and Upper Lucas Valley has had water restriction mandates for outdoor irrigation which makes vegetations in the area drier than ever before, and increasing the wildfire danger further more. If the water shortage here is already so severe, how can we support an addition 300+ home for the increase demand for portable water, given that there is no grey water facility for irrigation for these new building sites.

On behalf of my neighbors and myself, thank you for taking our opinions/concerns into consideration.

Sincerely yours,

Lillian Leong
130 Mount Whitney Court
San Rafael, Ca 94903

From: labell92651@aol.com
To: [housingelement](#)
Subject: Alternate Sites Instead of "P" the 98 units proposed for SFD Meadow Site
Date: Monday, February 28, 2022 8:15:54 PM

Lisa Bell would like information about:

Recommend scattered site housing of 4-8 units per site (or 12-24 sites scattered across West Marin). Often when denser housing is developed it degrades the village architectural character and creates separate enclaves whose inhabitants are the beneficiaries of road, fire abatement and infrastructure improvements that should be shared by all.

From: [Kutter, Rhonda](#)
To: [housingelement](#)
Subject: Fwd: Housing development in San Geronimo Valley
Date: Monday, February 28, 2022 4:47:06 PM

From: Lisa Marie Gerhard <lm@lisamariengerhard.com>
Sent: Monday, February 28, 2022 4:25 PM
To: Rodoni, Dennis <DRodoni@marincounty.org>
Subject: Housing development in San Geronimo Valley

Dear Mr. Rodoni,

I am a San Geronimo Valley resident and I voted for you because you seemed to be the best candidate to protect the rural integrity of West Marin County.

For several years during the covid crisis the valley residents have seen a marked increase in traffic to and from the various Marin County parks. We have also seen an increase in out of town home buyers. While I do not want to limit anyone with their choice of residency, and I understand the current interest in moving to the country, I am aware that the valley seems to be significantly impacted already due to these increases.

Therefore, on the topic of proposed housing developments in the valley, I am absolutely NOT supportive of the idea! I believe the rural and wild areas, as well as the community integrity will be lost if a development of this size is approved, and unless there are plans to dedicate the ENTIRE development to affordable housing that will serve the current valley residents first. I have a good career and so does my husband and it is already difficult to live in this area, let alone be able to buy property. Please don't make it harder for those of us who live here by approving housing that will absolutely NOT maintain the valley's charm and character.

Thank you for your consideration!

Lisa Marie Gerhard

cell 925-270-5925

Encouraging individual connections with nature

ISA Certified Arborist WE-7126A

Landscape Design Consultation & Management
Regeneratively farmed Food, Herbs & Flowers

Sent from my iPhone

From: [Margaret O'Brien](#)
To: [housingelement](#)
Subject: Housing
Date: Monday, February 28, 2022 4:52:54 PM

I think there is plenty of room in San Geronimo Valley for new housing. I welcome new neighbors. We need to work to make Marin a viable place for working families to live.

Margaret

From: [Marilynn Laubscher](#)
To: bos@marincounty.org; [housingelement](#)
Subject: Low income housing
Date: Monday, February 28, 2022 4:01:54 PM

To all concerned,

I support the concerns expressed in the letter sent to District 1 Supervisor Damon Connolly by Ken Drisdell on behalf of the Lucas Valley Homeowners Association.

One other point I would question is would the Miller Creek School District be prepared to serve a probable increased enrollment of no small number if so many housing units were built as outlined.

Thank you,
Marilynn Laubscher
Idylberry Road

From: [Maura Ochoa](#)
To: [housingelement](#)
Subject: Housing Element-Los Ranchitos
Date: Monday, February 28, 2022 3:49:05 PM

To Whom it May Concern,

This email is to express both concern and disapproval of any lots in the Los Ranchitos neighborhood designated as potential multi-unit housing as part of the County's 2023-2031 housing element. First Los Ranchitos, is in a WUI area with narrow roads and no sidewalks. Creating denser housing will endanger all the residents here in case of a wildfire as the opportunity for safe egress for evacuations will be even further limited if there is more housing and car traffic. Los Ranchitos is zoned agricultural and many of us have farm animals (goats, chickens, horses etc) that if denser housing is created will end up being displaced, not to mention all the wildlife (coyotes, deer, foxes, bobcats, rabbits, hawks etc.) that will also be displaced. There are no sidewalks in Los Ranchitos so street parking for multiple units will also be an issue and will narrow the roads if multi-unit dwellings are allowed. Los Ranchitos is one of the few neighborhoods in Marin that has preserved much of its natural integrity. Please do not ruin it, with multi-unit dwellings that can be placed in other areas of Marin County both unincorporated and incorporated, such as above many of Marin's malls and also many parcels in West Marin that have abundant acreage.

Maura
Maura Walsh Ochoa

From: [Melissa Brown](#)
To: [Rodoni, Dennis](#); [housingelement](#)
Subject: West Marin Housing Element sites feedback
Date: Monday, February 28, 2022 4:02:34 PM

Dear Supervisor Rodoni and Deputy Director Leelee Thomas,

I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley or any housing development on the San Geronimo Golf Course based on the chain of events over the last few years there. It would destroy our Valley's rural character, the beauty we prize, and create a new, unnecessary and unwanted village.

Thanks,
Melissa Brown

From: [Michele Sperling](mailto:bos@marincounty.org)
To: bos@marincounty.org; [housingelement](#)
Subject: Feedback for proposed Lucas Valley Development
Date: Monday, February 28, 2022 4:21:19 PM

Hello,

I am writing about the proposed plans for a housing development in Lucas Valley, specifically at the juvenile hall. I am against this proposal.

This area is a beautiful and peaceful area for current residents to enjoy walks in our neighborhood and one of the important things that drew us to buy a home here. I walk on the paths almost daily and exchange hellos with familiar faces who do the same, many of whom are the elderly in the retirement home next to the juvenile hall. It is also a place where our special neighbors, the coyotes, wander in the evenings and night and regale us with their calls and yips. How sad to remove this natural element from our neighborhood. It truly wouldn't be the same and we would all grieve this greatly.

But here is something that is incredibly worrying to myself and my husband - We wholeheartedly believe that increasing the density of our neighborhood to the degree proposed will put us in danger and lives will be threatened during the event of a fire. We experienced a fire just last year and I heard from others that there was backup and fear upon evacuation to safety. I am astonished that in this time of drought and increased threat of fire that a plan would be proposed that would put so many in danger and I urge you to reconsider.

Both myself and my husband request the this plan is not pursued further.

I also wonder why we did not hear of this until now. I am a part of a text group of almost 30 residents who only just learned of this today. Not a single one of this heard of this before today, which baffles me and really has me concerned. Can you please tell me how we can be kept in the loop? Is there a list that we can sign up on so that we can receive updates about this project that would greatly impact our beloved and quiet neighborhood?

Thank you for reading this email and I ask you kindly to listen to the responses of the residents here.

Michele Sperling
690 Cedarberry Ln, San Rafael, CA 94903

From: [Michele Sperling](#)
To: [housingelement](#)
Subject: Re: Feedback for proposed Lucas Valley Development
Date: Monday, February 28, 2022 5:06:31 PM

In addition to what I wrote earlier, I also object to the proposed housing in Lucas Valley because of the disproportionate number of proposed houses/apartments being built here as compared to other areas in Marin county.

Thank you for your time and for reviewing our views,
Michele Sperling

On Mon, Feb 28, 2022 at 4:21 PM Michele Sperling <michelemsperling@gmail.com> wrote:

Hello,

I am writing about the proposed plans for a housing development in Lucas Valley, specifically at the juvenile hall. I am against this proposal.

This area is a beautiful and peaceful area for current residents to enjoy walks in our neighborhood and one of the important things that drew us to buy a home here. I walk on the paths almost daily and exchange hellos with familiar faces who do the same, many of whom are the elderly in the retirement home next to the juvenile hall. It is also a place where our special neighbors, the coyotes, wander in the evenings and night and regale us with their calls and yips. How sad to remove this natural element from our neighborhood. It truly wouldn't be the same and we would all grieve this greatly.

But here is something that is incredibly worrying to myself and my husband - We wholeheartedly believe that increasing the density of our neighborhood to the degree proposed will put us in danger and lives will be threatened during the event of a fire. We experienced a fire just last year and I heard from others that there was backup and fear upon evacuation to safety. I am astonished that in this time of drought and increased threat of fire that a plan would be proposed that would put so many in danger and I urge you to reconsider.

Both myself and my husband request the this plan is not pursued further.

I also wonder why we did not hear of this until now. I am a part of a text group of almost 30 residents who only just learned of this today. Not a single one of this heard of this before today, which baffles me and really has me concerned. Can you please tell me how we can be kept in the loop? Is there a list that we can sign up on so that we can receive updates about this project that would greatly impact our beloved and quiet neighborhood?

Thank you for reading this email and I ask you kindly to listen to the responses of the residents here.

Michele Sperling
690 Cedarberry Ln, San Rafael, CA 94903

From: sageworks1@att.net
To: [housingelement](#)
Subject: housing sites
Date: Monday, February 28, 2022 6:19:00 PM

Miriam Weinstein would like information about:

It seems remarkably unfair to me that the county has a small unincorporated site in Fairfax by Oak Manor Drive which it lists as a possible spot for 25 units of housing. Though technically in Fairfax, Fairfax has no say in this matter. So while it will lead to further use of Fairfax's infrastructure, schools etc, it will not count towards Fairfax's already inflated numbers from ABAG. Current residents already face a risk of very deadly wildfire with limited exit abilities at best. Under normal circumstances, even a fender bender or small house fire on Drake Blvd brings exit from Fairfax to a standstill. For an hour, 90 minutes even. On a normal day. Without people fleeing from the valley, the entire population of Fairfax trying to leave, merging with residents of Sleepy Hollow, parents trying to come home and get their children, their pets, their elderly parents. Evacuation will be a nightmare. The Board and County need to fight these numbers, not cooperate. Shame on local boy Newsom.

From: [Nancy Binzen](#)
To: [housingelement](#); [Rodoni, Dennis](#)
Subject: Proposed Housing in San Geronimo Valley
Date: Monday, February 28, 2022 4:35:23 PM

Dear Dennis, et al -

I'm writing to express my intense concern over the possible inclusion in the housing plan of both the high school parcel on Flanders Ranch and the clubhouse parcel at the San Geronimo Commons. Neither are in keeping with our rural Valley and their inclusion runs totally counter to our Community Plan for several reasons.

San Geronimo Valley is a rural, four-town community. What you should be looking at is affordable, in-fill housing within our existing villages. We do not need development of above moderate income housing in places that would also create new towns. In fact, we do not need above moderate income housing period. We do not need development in land supporting wetlands and marshes or headwaters that impact our already precarious coho salmon migration and spawning. We do not need development in land abutting two, significant, new conservation easements and open space preserves. We do not need a dangerous traffic intersection on Sir Francis Drake at the bottom of White's Hill.

If/when the fire station headquarters moves from Woodacre to the Commons and perhaps elsewhere in the County, the site they're now on could provide logical, affordable, multi-unit housing. There may be other sensible locations in our Valley as well. But you have to be willing to look for them and think creatively.

I understand that the County is being bullied by ABAG and the State. I am also well-aware that there are likely to be further lawsuits and a statewide referendum. Nonetheless, it would be smart to begin the process now with at least a modicum of a sensible plan that recognizes where the real need and possibilities lie rather than suggest options that are nothing but clueless and destructive.

Sincerely,

Nancy Binzen
Woodacre

From: [Paul de Benedictis](#)
To: [Dennis Rodoni](#); [housingelement](#)
Subject: preserving San Geronimo Valley's rural character & natural resources re: housing
Date: Monday, February 28, 2022 4:43:50 PM

Dear Supervisor Rodoni and Deputy Director Leelee Thomas,

I noticed a proposal for a new housing development in San Geronimo Valley recently. The reason my wife and I moved back to the area is that this is a country setting with no prominent housing developments. The whole Valley itself is a key to this country setting.

I do not support the suggestion of 98 houses on the 50 acre High School property facing Sir Francis Drake Blvd. in the San Geronimo Valley. We hope that this land instead could remain for agricultural use as states our SGV community plan.

It would destroy our Valley's rural character, the beauty we live here for and create a new, unnecessary and unwanted village.

I support seeking alternative sites in Marin to meet affordable housing, or any new housing, if the water and infrastructure are available.

Sincerely,
Paul James de Benedictis

From: paul.wiefels@yahoo.com
To: BOS; [housingelement](#)
Cc: [Lucas Valley Homeowners Assc.](#); president@lvha.org; lvha.erg@lvha.org
Subject: Proposed Housing Expansion in Lucas Valley
Date: Monday, February 28, 2022 4:28:33 PM

I am a homeowner in Upper Lucas Valley, part of a 538 home development represented by the Lucas Valley Homeowners Association. I support efforts to increase housing stock in Marin County provided it's done sensibly with all appropriate due diligence and ample allowance for neighborhood input. However, I wish to register my extreme opposition to the deeply flawed plan to add approximately 338 additional units in our immediate neighborhood, plus 32 additional units in the Bridgegate neighborhood which abuts ours.

This plan is deeply flawed for a number of reasons--I enumerate the two most obvious and concerning below--in addition to running counter to Gov. Newsom's plan to shift new home construction away from semi-rural and rural areas prone to wildfire.

Wildfire Risk. We live in what is now a textbook example of an "urban wildland interface." As such, we are exposed to much greater risk of wildfires--something we got a taste of in September, 2021 when a small fire ignited by a lawnmower quickly engulfed 44 acres requiring a CalFire aerial intervention in addition to fire resources on the ground. We were told to evacuate, but to where? Lucas Valley Road was quickly gridlocked. Luckily the fire was extinguished. But as the conflagration in Paradise, CA demonstrated, the *potential* for catastrophic loss of both property and life was on display that day. More housing at the densities proposed is both irresponsible and dangerous given a transportation infrastructure built in the 1960s. Like Paradise, it is a disaster waiting to happen.

Ongoing Water Shortages; Ongoing Drought. Marin County continues to rely primarily on relatively small reservoirs not connected to the greater CA watershed, to supply its population with water. Once again, we find ourselves in the midst of a 3-year drought. We experienced a similar drought in 2012-2016. The limitations of both the system and its stewardship has been on full display yet again with mandated, unrealistic restrictions that not surprisingly, haven't been met. Strategically-driven efforts to identify and *implement* a durable fix to this *supply* problem could be charitably described as tepid. Instead, we continue to be lectured about more conservation. Adding hundreds of new homes will only exacerbate this problem. Absent commensurate, aligned efforts to ensure a reliable, scalable water supply prosecuted in good faith and at speed, adding significant more demand is both irresponsible and folly. As it is, we risk quite literally being left "high and dry."

I have spoken to a number of my neighbors regarding this subject. They all express similar alarm at this ill-conceived scheme; and our LVHA Board has made our collective position known in a document submitted previously to Supervisor Connolly. I hope you will consider these facts and not simply look at the rural, unincorporated parts of this county as "target-rich environments" or "low-hanging fruit." That is unwise and counter to the governor's stated goals. It is most certainly not in the best interests of this community. We will be watching this closely over the coming weeks and thank you for your consideration.

Your sincerely,

Paul Wiefels

2 Mt Tenaya Ct
San Rafael CA 94903

From: [Peter Oppenheimer](#)
To: [housingelement](#)
Subject: Housing Element
Date: Monday, February 28, 2022 5:02:09 PM

Dear Leelee,

I am a resident of San Geronimo Valley. I am a proponent of more housing in the SGV, especially as much as can be affordable and more inclusive, but I must oppose the placement of 98 houses at the eastern entrance to the San Geronimo Valley. There are other spaces and better places to spread housing around than creating what amounts to a new village, at the foot of White's Hill. Our community plan necessitates development that honors the village character and the character of the villages. This would do neither. San Geronimo is one of our villages, and it has only 143 units, so it's not a stretch to call this proposal a new village. Anyway please make sure that the community has much more input into these decisions than a quick email or a 2 minute speech at a meeting allows. There are many serious and capable people and parties in the SGV who love this place and know where and how housing can be added in a respectful way. The Affordable Housing Association is one such. Please do not accept this plan without honoring the community plan and further guaranteeing community participation in its own destiny. Thank You,

Sincerely, Peter Oppenheimer (Woodacre)

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From: [Riley Hurd](#)
To: [housingelement](#)
Cc: [Bereket, Immanuel](#)
Subject: 2023 Housing Element -- Potential Housing Site -- 0 Holstein Road, San Anselmo; APN No. 177-220-55
Date: Monday, February 28, 2022 4:54:53 PM
Attachments: [Ltr - County - 2.28.22.pdf](#)

Hello,

Please see the attached letter about this strong potential site. Thank you.

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

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rhurd@rflawllp.com<<mailto:rhurd@rflawllp.com>>. Thank you.



Ragghianti|Freitas LLP

Attorneys at Law

1101 5th Avenue, Suite 100
San Rafael, CA 94901
telephone 415.453.9433
facsimile 415.453.8269
www.rflawllp.com

Riley F. Hurd III
rhurd@rflawllp.com

February 28, 2022

Via E-Mail Only

housingelement@marincounty.org

Community Development Agency
County of Marin
3501 Civic Center Drive, Room 308
San Rafael, CA 94903

**Re: 2023 Housing Element -- Potential Housing Site
 0 Holstein Road, San Anselmo; APN No. 177-220-55**

Dear County of Marin:

As part of the 2023 Housing Element update process, the County has asked for housing site suggestions. We are writing to suggest that 0 Holstein Road in San Anselmo (APN No. 177-220-55) be strongly considered as a housing opportunity site.

0 Holstein is a rarity in Marin – It is an undeveloped property already zoned for housing. Just as important, the owners of the property are ready, willing, and able to immediately undertake a development project. “Likelihood to develop” is a critical factor when the California Department of Housing & Community Development considers a housing element for certification. While the County has done an admirable job in identifying many potential sites for housing, a cursory review of the properties suggested thus far reveals that many of them may have a low likelihood of development when factors such as economics, market demand, and construction costs are considered in conjunction with political realities. For this reason, self-volunteered sites with owner commitments to develop will be very important in the certification process.

This property, and its associated smaller APNs, are collectively over 22 acres in size. The site benefits from multiple access points, including via Holstein Road, the Alameda Knolls, and the Alameda. There are multiple existing utilities, an existing water meter, and a high-quality functioning well. All the necessary attributes for housing development are already present.



Ragghianti|Freitas LLP

Page 2 of 2

The parcel has a County Wide Plan Designation of PR- Planned Residential and is located in the City-Centered Corridor. The property is zoned RMP-Residential Multiple Planned, which is a designation intended for a full range of residential development types within the unincorporated urban areas of the County, including single-family, two-family dwellings, and multi-family residential development. By applying these designations, the County has indicated that this is a site where housing development should occur. Making this a designated site would comport with these existing designations.

While the upper portion of the property is located in the Ridge and Upland Greenbelt, the lower portion contains ample opportunities for development. There are even previously graded building pads due to the prior existence of structures on the property.

For housing element certification, estimated development potential on vacant lands is based on the density of actual residential developments and past production (construction) trends. Housing at this site would fit the neighborhood pattern of development. The property is surrounded on the North, West, and South, by significant suburban developments, including along Deer Hollow Road, The Alameda, and Holstein Road. A project complementary to the neighborhood context that would also facilitate public open space access is a real possibility, and exploratory designs have already been undertaken by the owners.

At the joint session of the Board of Supervisors and Planning Commission on December 7, 2021, Guiding Principles for housing site selection were discussed. Infill opportunities and hazard avoidance were key topics. This property squarely fits both criteria. The site is out of the flood zone and away from sensitive habitats, it is also surrounded on three sides by large groups of homes. It is an infill opportunity in a uniquely non-hazardous part of the County.

Also of note, AB 686, now requires that the County identify sites in a manner that is consistent with its duty to affirmatively further fair housing. Given the makeup of the surrounding developments, this property could greatly advance this goal.

We strongly encourage including this property in the 2023 Housing Element. Thank you.

Very Truly Yours,

A handwritten signature in blue ink that reads "Riley F. Hurd III". The signature is written in a cursive, flowing style.

Riley F. Hurd III

CC: Clients; Immanuel Bereket

From: [Kutter, Rhonda](#)
To: [housingelement](#)
Subject: Fwd: please do not put 98 houses on the High School property in Woodacre
Date: Monday, February 28, 2022 4:09:22 PM

From: Rusty <rrustyc@runbox.com>
Sent: Monday, February 28, 2022 3:51 PM
To: Rodoni, Dennis <DRodoni@marincounty.org>
Subject: please do not put 98 houses on the High School property in Woodacre

Dear Supervisor Rodoni and Deputy Director Leelee Thomas,

I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San

Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village.

The noise, the pollution, the added traffic, the difficulty of evacuation already for as many people as live here would be completely unacceptable never mind the lack of water.

I support seeking alternative Valley sites to meet our affordable housing obligations. Please reconsider your options.

Sincerely,
Rusty Cady

From: sarahgbutler@hotmail.com
To: [housingelement](#)
Subject: R14 13270 Sir Francis Drake Blvd, Inverness
Date: Monday, February 28, 2022 4:51:44 PM

Sarah G Butler would like information about:

There is a serious lack of water available in this area due to the limits of the Inverness Public Utility District's capacity. More housing in the IPUD service area puts more stress on all current water users. Traffic issues - This is a very busy section of roadway on weekends and in good weather. Traffic mitigation would be required for any development here. There have been accidents and road repairs required in this area of Sir Francis Drake Blvd.

From: [Sarah Wright](#)
To: [Rodoni, Dennis](#)
Cc: [housingelement](#)
Subject: New proposed development in or near Woodacre, CA
Date: Monday, February 28, 2022 4:49:32 PM

Dear Supervisor Rodoni and Deputy Director Leelee Thomas,

I write regarding the plan to build 98 houses on the 50 acre "High School" property facing Drake Blvd. in the San Geronimo Valley. Such a development at or near the bottom of White Hill is a terrible idea. Vehicles and bicycles entering the SGV on that hill pick up speed near the future development. Even if stop lights were placed near the development, they might not deter cyclists, and the county would bear responsibility for having created a death trap.

The environmental impact would also be extremely deleterious. The traffic controls necessary to permit residents access to Sir Francis Drake would result in added smog from the congestion that would be created. Additionally, the proposed area is far too close to the headwaters of the Lagunitas Creek watershed. The construction and continuing existence of the development would create sedimentation of the watershed and harm not just the salmon and steelhead that this county is working so hard to protect, but also harm to other wildlife. Increased vehicular slaughter of deer, coyotes, fox and bobcats will occur if the development is approved.

Sincerely,

Sarah S. Wright
194 Central Ave.
PO Box 785
Woodacre, CA 94973

From: [SARITA CHAWLA](#)
To: [housingelement](#)
Cc: [Sarita Chawla](#)
Subject: Los Ranchitos: Inappropriate for multi-family housing
Date: Monday, February 28, 2022 3:53:36 PM

To whom it may concern,

I am a concerned resident of Los Ranchitos. I and others moved here specifically for the “rural” nature of the community with goats, chickens, horses, ponies, birds and most of all, the beautiful land.

Los Ranchitos lots were created and deeded to be 1 acre minimum parcels for single family housing. Increasing density here will destroy the rural nature of our neighborhood. Los Ranchitos *is* a Wildland Urban Interface (WUI) and denser housing cause more of a fire hazard in the WUI and more potential for damage and loss of life in the event of fire. There is concern about emergency vehicle entrance and evacuation egress from our neighborhood. How will even more residents be evacuated from our narrow hillside roads?

The only way into and out of Los Ranchitos is Los Ranchitos Road. The addition of hundreds if not thousands of new housing units in Northgate and Terra Linda will greatly exacerbate traffic and gridlock under normal circumstances, and create a huge potential for loss of life in the event of major emergencies like fires and earthquakes. It can already back up in traffic. Since Los Ranchitos is currently zoned Agricultural, what will happen to barnyard animals kept here, especially if incoming residents and renters object to them? I do not have any, but love the atmosphere that they provide.

Our landscaping and agricultural activities in Los Ranchitos have been greatly curtailed by the current drought. If there were even more housing units and residents here, where would water for them come from, and what would the addition of extra population do to water availability and pricing?

Lastly, we have no sidewalks or curbs and very few streetlights in Los Ranchitos. Our lots are large enough for most vehicles to be parked in garages or on driveways. We have very little on-street parking, and increasing on-street parking would further narrow our roads and make entry more difficult and dangerous in case of fire or other emergency.

Please do not add housing here.

Sarita Chawla
11 Circle Rd
San Rafael, Ca 94903
415-601-0032 (cell)

From: [Stephanie Shyu](#)
To: [housingelement](#)
Cc: [Stephanie Shyu](#); [David Weingeist](#)
Subject: R2 and R7 sites - please remove
Date: Monday, February 28, 2022 8:01:31 PM

To whom it may concern:

My husband and I are writing to express our concern about the R2 and R7 proposed housing sites. We live on Eagle Rock Road with our two young daughters and ask that these sites be removed from consideration. Adding multi-tenant housing at these two sites will cause two primary issues: 1/ **congestion:** bringing additional traffic to an already busy and congested area, and 2/ **safety concerns** for the current and new residents.

Congestion: Access into and out of Eagle Rock Road via Tiburon Blvd is already difficult and dangerous today. Cars drive quickly down Tiburon Blvd and because there is a slight incline, it can be difficult to see speeding cars before turning left off Tiburon Blvd. Because of the gas station and professional building located here, there are often new drivers in the area, who turn slowly or pause immediately after turning, setting up a potentially dangerous situation if there is a car following on the turn. Additional cars will only exacerbate the issue.

Also, the primary roads impacted: N. Knoll, Eagle Rock, and Bay Vista Drive are all narrow with no shoulder/sidewalk and space only wide enough for 1 car in several spots. The potential for roads to be entirely blocked is high - we see this often today from the Kruger Pines (multi-tenant, section 8 housing) as there are multiple medical emergencies per month that require fire trucks and ambulances to come down the road.

Safety: As previously mentioned, the intersection at N. Knoll Road and Tiburon Blvd is already dangerous today. The pedestrian crosswalk located here is a disaster waiting to happen - cars do not stop when there is a pedestrian crossing and I often see people stuck in the middle of the street while cars drive by at 40+ mph heading to the highway. Increasing the number of residents in this area will bring additional foot traffic and more people risking their lives trying to cross the road. For current residents, the big concern is the risk of wildfire. Evacuation routes are already tight and with the proposed additional housing at R2 and R7, the number of people needing to escape could easily overwhelm the narrow streets.

Please, remove the R2 and R7 site from consideration for expanded housing for the safety of both the current and potential new residents.

Sincerely,
Stephanie Shyu and David Weingeist

From: [Susan Morgan](#)
To: [BOS](#); [housingelement](#)
Subject: Input from residents on candidate housing sites in Lucas Valley
Date: Monday, February 28, 2022 4:49:15 PM

Dear Marin County Supervisors,

The undersigned residents of Lucas Valley are writing to express our shared view that all of the potential housing sites identified in Lucas Valley as part of the county's Housing Element update process are unsuitable. Our concerns are based on the following site selection principle: "The Environmental Hazards scenario prioritizes sites in areas having few impacts associated with climate change; and identifies sites with adequate routes for hazard evacuation."

The Lucas Valley sites are located in a wildland urban interface (WUI) zone which puts them at greater risk of catastrophic wildfire. Further, in the event of a wildfire, Lucas Valley Road is the only avenue of escape. Last September, when only a few streets were evacuated, there were major traffic delays. With an evacuation route that is already problematic, additional housing presents a major safety concern.

In summary, the Lucas Valley is a poor choice for additional housing from a safety and environmental standpoint. Our views are in line with goals recently conveyed by Governor Newsom. Per a 1/13/22 LA Times article, Governor Newsom is now wanting to shift home construction in California away from rural, wildfire-prone areas and toward urban cores as part of his budget plan that aims to align the state's housing strategy with its climate goals. (See article at: <https://lat.ms/3BVQXaY>)

Thank you for considering our concerns as you finalize the list of housing sites in Marin.

Sincerely,

Allyson Kurth	66 Pikes Peak Drive
Nicole Hricak	Idylberry Road
Peter Hricak	1166 Idylberry Road
Janet Coyne	820 Idylberry Road
Paulette McDevitt	39 Tan Oak Circle
William McDevitt	39 Tan Oak Circle
Joan Gray	2124 Danberry Lane
Hamid Karimiyanha	2124 Danberry Lane
Mark Mokolke	6 Mt Darwin Court
Nicole Love	43 Tan Oak Circle
Deborah Sullivan	8 Golden Iris Terrace
Rosemary Vial	40 Mount Lassen Drive
Isabel Campoy	65 Mount Tenaya Drive
Elizabeth Holland	900 Idylberry Road
Liz McCarthy	2912 Las Gallinas Avenue

Celeste Howard	870 Idylberry Road
Katerina Krizkova	861 Idylberry Road
John Kirk McDonough	827 Greenberry Lane
Ben Laine CA	19 Mt. Lassen Drive
Joan Wlodaver	414 Blackstone Drive
Carol Sheerin	483 Cedar Hill Drive
Meredith Schow	105 Mt. Lyell Drive
Margaret Kathrein	1098 Idylberry Road
Kurt Batinich	Lucas Valley resident
Cynthia Sjhsam	515 Quietwood Drive
Kathryn Gilmore	34 Upper Oak Drive
Susan Morgan	2 Mt. Darwin Court
Carol Athanasakos	3 Mt. Darwin Court
Harold Meyrowitz	414 Blackstone Drive
Christina Mangurian	21 Mt. Lassen Drive
Marcia Naomi Berger	7 Mt. Darwin Court
David Berger	7 Mt Darwin Court
Jan Krizek	861 Idylberry Road
Marion Soloway	850 Idylberry Road
Suzie Seybold	193 Lucas Park Drive
Patricia Seybold	193 Lucas Park Drive
Alison Roberts	34 Oak Mountain Court
Valentina C Pfeil	5 Mount McKinley Road
Andrew Forrester	885 Greenberry Lane
Dale Kuminoff	13 Zephyr Court
Vladimir Kuminoff	13 Zelphyr Court
Matt Friend	6 Golden Iris Terrace
Shilpa Tilwalli	120 Mount Lassen Drive
Dorothy Ruppanner	2909 Las Gallinas Avenue
Angela Colombo Heckler	39 Mount Muir Court
Danielle Borenstein	23 Canyon Oak Drive
Denise Bonin	888 Greenberry Lane
Gavin Baxter	10 Mount Muir Court
Nicole Baxter	10 Mount Muir Court
Hilary Mize	231 Cobblestone Drive
Genevieve Burch	1748 Las Gallinas Avenue
Alison Daglow	209 Emerystone Terrace
Claudia Lair	34 Mt Muir Court
Samuel Dederian	15 Canyon Oak Drive
Annalisa Pratt	31 Mt Muir Court
Adam Pratt	31 Mt Muir Court
Eillen Dederian	15 Canyon Oak Drive

Angela Bliss-Steiner	410 Quietwood Dr
Django Heckler	39 Mount Muir Court
Kristen Brooks	2059 Huckleberry Road
Gerrin Graham	2059 Huckleberry Road
Kimia Vaughan	875 Flaxberry Lane
Sam Vaughan	875 Flaxberry Lane
Jennifer Wallen	812 Appleberry Drive
David Vaughan	875 Flaxberry Avenue
Leslie Kurland	2042 Huckleberry Road
Cristen Wright	529 Appleberry Drive
Tim Wallen	812 Appleberry Drive
Jordan Kurland	2042 Huckleberry Road
Jill Thorne	2058 Huckleberry Road
Sarah Holley	91 Mt Tallac Court
Karsson Hevia	575 Appleberry Drive
Kara Sposato	595 Blackberry Lane
Amanda Atkins	115 Mount Whitney Court
Judy Allen	11 Mt Muir Court
Lawrence Cunha	2 Mt. Muir Court
Carolina Simmons	664 Cedarberry Lane
Russell Lease	809 Flaxberry Lane
Marilyn Lease	809 Flaxberry Lane
Per Nilsson	1296 Idylberry Road
Marjan Esfandiari	1296 Idylberry Road
Chris Daglow	209 Emerystone Terrace
Brian Fritts	595 Blackberry Lane
Brendan McNamara	14 Mount Diablo Circle
Laraine Cunha	2 Mount Muir Court
William Hartman	1111 Idylberry Road
Dorothy and Shepherd Burton	2047 Huckleberry Road
Alan Robin	2913 Las Gallinas Avenue
Kathleen Borden	2913 Las Gallinas Avenue
Lillian Leonf	130 Mount Whitney Court
Stacie Waters	31 Canyon Oak Drive
Michele Sperling	690 Cedarberry Lane
Jason Sperling	690 Cedarberry Lane

From: [Steve Ledger](#)
To: [housingelement](#)
Subject: R2 and R7 - please eliminate from housing proposals
Date: Monday, February 28, 2022 4:32:06 PM

I live on Eagle Rock Rd. It is already congested. Traffic conditions on Tiburon Blvd at most times make it difficult to enter the Eagle Rock area. At the proposed location there is a 4 way intersection, providing access to a gas station, a multi tenant commercial building, access to N. Knoll with section 8 housing (which is very busy) and the residents and providers to my neighbors and me. The proposed site is on a steep hillside making it costly to build. There is a bus stop at the base where N. Knoll empties onto Tiburon Blvd. This may be good for your concerns, but every day there are cars parked on lower Eagle Rock Rd. using free street parking to access the bus service. Many seem to use it for longer term parking when traveling out of the area.

Building units on the R2 and R7 proposed sites would increase traffic and street parking demands and create hazardous conditions. It would increase foot traffic crossing 4 lane Tiburon Blvd. We see pedestrians, daily, risking their lives crossing to go to Strawberry Shopping Center. While there is a pedestrian crossing lane, the visibility of this lane to drivers is not great. We have experienced first hand how scary an operation it is trying to cross.

The traffic entering onto Tiburon Blvd. from Hwy 101 is already congested. Then add the traffic coming up from Strawberry Shopping Center. Certain times of the day you already have to wait for more than one light to get through. It seems that California fire seasons are getting longer and more intense. We could have a real discussion on that, but that is the reality today. We are located down hill from large open spaces. Our evacuation points are in Strawberry and with massive traffic also evacuating from points toward Tiburon, it could be a real disaster.

Development on these two sites is not a good idea.

--

Traci Ledger
415 235 6060
traeledger30@gmail.com

From: [Travis Ramsey](#)
To: [housingelement](#); [BOS](#); [PlanningCommission](#); [Moulton-Peters, Stephanie](#); [Gounard, Doreen](#); [Thomas, Leelee](#); [Lai, Thomas](#)
Subject: Merits of the Tam Valley, Almonte, & Manzanita DRAFT Candidate Housing Sites
Date: Monday, February 28, 2022 7:20:19 PM
Attachments: [Sustainable TamAlmonte letter to BOS & PC re- Candidate Housing Sites in Tam Valley, Almonte, & Manzanita 2-24-22.pdf](#)

To Marin County Board of Supervisors and Planning Commission:

I endorse the attached letter from Sustainable TamAlmonte regarding the merits of the proposed Tam Valley, Almonte, And Manzanita Canidate Housing Sites listed in the 2023-2031 Marin County Housig Element DRAFT Candidate Housing Sites List.

Best Regards,
Travis Ramsey
323-712-3456

From: [Vicky Van Meter](#)
To: [housingelement](#); bos@marinccouty.org
Subject: Objection to plan for additional housing at Juvenile Hall
Date: Monday, February 28, 2022 4:54:25 PM

Marin Board of Supervisors
Marin Planning Commission

To whom it may concern:

I am writing as a long time resident of upper Lucas Valley and a participant in the development of the Master Plan in 1992 for development of the area of juvenile hall. The Master Plan clearly does not allow additional development. Our neighborhood did its part by assisting in the development of the Rotary senior housing complex as part of the development of the site.

Regards,
Victoria Van Meter
David Herrema
415-299-2514

From: [Ellen Holmes](#)
To: [housingelement](#)
Subject: 3,500+ Homes Proposed in Unincorporated Marin
Date: Monday, February 28, 2022 10:00:20 PM

Dear People,

I have lived in Bolinas for close to 40 years. I realize that we need affordable housing AND at the same time we need to protect our beloved West Marin environment! Therefore, the best way to add housing is to in-fill in existing neighborhoods, making it easy to add structures such as in-law units and small units in the backyards of existing homes. Also, by adding onto commercial buildings and building next to commercial buildings.

Housing should NOT be built on open land that would take away any of our precious open space and destroy wildlife and habitat for wildlife!

Also, there are many existing homes that are used only for short-term vacation rentals that make these homes unavailable as full-time living spaces. We need to regulate the short-term rental industry with high taxes and a limit on any additional Airbnb units in West Marin.

Thank you for your consideration,
Ellen Holmes
PO Box 393
Bolinas, Ca 94924

From: [Karen Madden](#)
To: [BOS](#); [housingelement](#)
Subject: Housing in Miller Creek School District
Date: Monday, February 28, 2022 9:45:54 PM

Hi There, My name is Karen Madden and my husband and I have lived in Marinwood for over twenty years. I have also been a teacher in the Miller Creek School District for over sixteen years. At the MCSD Board meeting last month, I heard a lengthy presentation about future housing developments in our school district. I have also see the draft housing proposals in your county communications. Our school district is small and operating three elementary schools and one middle school. New housing will undoubtedly bring new students into our district and I respectfully ask you to collaborate with school district officials and representatives when plotting your next housing moves. Our schools will need time to adjust to a new influx of students, and proper prior planning will need to take place in order to accommodate these new learners. In addition, versus just reaching out to district officials, I respectfully ask you to partner with parent support organizations, such as School Site Councils and Home and School Clubs as well. These organizations are fueled by parent volunteers who live in the area, and I am sure they will bring valuable insight to the planning process as well.

Thank you for your consideration.

Respectfully,
Karen Madden

W. KENT KHTIKIAN

LAW OFFICE OF KENT KHTIKIAN

P.O. Box 1011

Bolinas, California 94924

Telephone (415) 868-9893

khtikian@kkcounsel.com

February 28, 2022

Via email and/or facsimile

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

Marin County Planning Commission
Marin County Civic Center
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903

Re: Regional Housing Needs Allocation - 2023-2031

Gentlepersons:

I am writing concerning California's Regional Housing Needs Allocation for the 2023-2031 cycle. For reason of the unreasonably short period of time that has been given to public comment following the community-agency Zoom meeting about 2 weeks ago, these comments will be limited to that housing allocation only as it is applied in the unincorporated areas of Marin County and will be constricted by the little research that could be completed in that short comment period.

I

A house alone is an uninhabitable structure which can not become housing without a reliable water supply. Permitting new construction without securing an adequate water supply for the mandated number of new residents is irresponsible

Inverness, Pt. Reyes Station, Stinson Beach and Bolinas are each reliant on their own separate and limited local water source and each has substantial constraints on their water supply. For example, for over 40 years no new water meters have been issued in Bolinas for reason of its reliance on a single and limited source. That limit on water hook-ups, necessary even when in years when rainfall was "normal", was the subject of protracted litigation and upheld by the California Supreme Court. During 2021, in order to avoid running out of water, Bolinas imposed substantial water-use limits in order to address the failure of rainfall during the Winter of 2020-

21. The creation of new housing units in Bolinas without securing an adequate supply of water, would put the health of every new and old resident at risk, and is simply irresponsible.

II

Current County policies applied to short-term rentals are inconsistent with and work against the creation and maintenance of affordable housing.

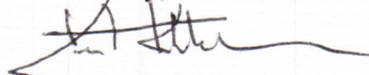
There is a shortage of truly affordable housing in West Marin. (I believe the relevant categories are called “below-moderate” and “very low income”). However, given that much of the housing stock in West Marin is either 2nd (sometimes 3rd) vacation homes or used solely as short term rentals (AirBnB), the problem of a housing shortage will not be effectively addressed by simply issuing permits to build more houses without clear limitations placed on builders as to the maximum price they may seek for the unit being constructed, and without correcting existing County policies that are antithetical to the creation of low and moderate housing. Proceeding without such limitations/corrections has been tried and that has failed. This evidenced by the permits issued for new housing in Marin County during the most recent allocation period: about 171 above-moderate income units have been built since 2015, although California’s mandate showed the County only needed 61 above-moderate income units, while only 30 of 55 mandated very low income and 25 of 37 mandated moderate income units were built. During the same period many already existing houses were removed from the housing stock and became short term rentals.

Issue licenses for short-term rentals only if the property is also the residence of either the owner or of a long-term lessee. A substantial number of housing units can be created without the hammering of a single nail. The County should require, as a condition of the issuance or annual renewal of any AirBnB license, evidence that the property be the full time residence of either the owner or of a lessee who has a written lease for a term of not less than one year. Taking this action will cause all housing units which are currently used only as short-term rentals to immediately enter the housing stock. Since they are not currently used for housing and, therefore do not constitute current housing stock, the units effected by this change in County policy should be counted as new units satisfying West Marin’s 2023-31 housing needs allocation. On the two block street that I live on, 2 of the 8 houses would immediately become available as housing rather than being used only as short term rentals.

In addition to the immediate beneficial impact of creating new housing units without the necessity of any expenditure for construction, such a restriction on short-term rentals (AirBnB/hotels) would also remove from the housing market much of the demand-side of the price equation that is primarily investment-driven demand, as distinct from housing-driven demand. Short term rentals, which without simultaneous occupancy by the owner or a long-term lessee are effectively commercial hotels allowed in residential areas, increase the spectrum of

possible buyers, and consequently inflates the amounts that will be offered, for any house that comes on the market in West Marin. This causes housing in West Marin to become more expensive and removes what might well otherwise be “affordable” from that category. As an example, about 2 weeks ago a 640 sq.ft. house in Bolinas, with asbestos shingle siding, cinder block foundation, a 20,000 sq.ft lot with no ocean view, no ancillary structures other than a 10x12 storage shed, and no “premium” features whatsoever, was purchased for \$1,650,000 (i.e. \$2,578/sq.ft). The buyer will not be living there and it is likely that it will become another “hotel”. Removing this source of demand from the West Marin housing market would have some cooling effect on prices and price escalation, and would be consistent with the objective of encouraging affordable housing.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kent Khtikian', with a long horizontal flourish extending to the right.

Kent Khtikian

cc. Assemblymember Marc Levine
Senator Mike McGuire

From: [Kent Khtikian](#)
To: [housingelement](#)
Subject: Regional Housing Allocation - 2023-2031
Date: Monday, February 28, 2022 9:05:45 PM
Attachments: [Regional Housing Allocation Letter to Marin Supervisors & Planning Commission.pdf](#)

Sir/Madam:

Attached please find my comments to the Regional Housing Needs Allocation for 2013-2031.

Please acknowledge that you have received this email.

Thank you.

- Kent Khtikian

--

W. Kent Khtikian
Law Office of Kent Khtikian
P.O. Box 1011
Bollinas, CA 94924
Telephone: (415) 868-9893
khtikian@kkcounsel.com

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From: [Pam Dorr](#)
To: [housingelement](#)
Subject: CLAM Comments for Housing Element
Date: Monday, February 28, 2022 8:39:12 PM

Hello

CLAM, West Marin's Community Land Trust, has been providing community-owned permanently affordable rental and ownership housing since 2003. We support all projects that provide for permanent affordability and allow Marin's essential workers and low income elders to live and thrive in Marin.

I want to share a few comments about the proposed sites for the Housing Element for West Marin. In reviewing the sites, we are supportive of the distribution and location of unit count. What seems to be missing would be some very explicit language around facilitating affordable housing. Please consider the following:

- Considerable density bonuses for affordable housing (200% or more)
- Density for smaller units/more affordable (500sf 1 bedroom, 800sf 2 bedroom and 1,200sf 3 bedroom homes) would be ideal. The smaller the better
- Locations for tiny homes (RV's or mobile homes)
- locations for folks living in cars on our streets (moving them to church lots or vacant parcels) with services, water, septic and garbage.
- reduced setbacks for front, back and side yards when building affordable units.
- Offer a loan guarantee to financial institutions that will provide affordable housing loans to orgs in West Marin which will decrease our cost to borrow.
- Offer affordable housing options within CRAB-3 Zoning so that a multi-family property could be developed to replace a large single family. The design would look like a large estate from the street but could actually be a large structure divided into small units with parking in back. Same sq footage but serving more families. As an example a 4,000 sf home might serve 5 families in 1, 2, and 3 bedroom small homes. If this could be over the counter it would facilitate more units.
- While SB 9 (lot split) isn't being considered for West Marin - allow this type of development to happen on all single family lots if developed as affordable. I love Alfred Twu's infographics on [SB 9](#). The simplification makes it accessible and over the counter ability makes it likely.
- While AB 803 (starter homes) isn't being used in West Marin, this could still be allowed (for affordable developments) to create some over the county ownership and rental opportunities
- Encourage shared septic systems for multiple smaller unit development on these parcels.

Best
Pam

From: [Kutter, Rhonda](#)
To: [housingelement](#)
Subject: FW: Housing Element
Date: Tuesday, March 1, 2022 10:45:52 AM

From: Peter Oppenheimer <findpetero@yahoo.com>
Sent: Monday, February 28, 2022 4:53 PM
To: Rodoni, Dennis <DRodoni@marincounty.org>
Subject: Housing Element

Dear Dennis,

I know that San Geronimo Valley doesn't make up enough votes for you to be concerned about us when it comes to your campaigns and campaign promises, but I appeal to be our representative in the face of the current Housing Element proposal. We have no other representative than you in county government. Please take input from our community to heart when it comes to dramatic changes in the nature and character of our community. We, no doubt, need more housing, especially of the affordable and inclusive variety. There are other spaces and better places to spread housing around than creating what amounts to a new village, at the foot of White's Hill. Our community plan necessitates development that honors the village character and the character of the villages. This would do neither. San Geronimo is one of our villages, and it has only 143 units, so it's not a stretch to call this proposal a new village.

Anyway, as our representative, please guarantee that we have much more input into these decisions than a quick email or 2 minutes to speak at a meeting allows. There are many serious and capable people and parties in the SGV who love this place and know where housing can be added in a respectful way. The Affordable Housing Association is one such. Please do not accept this plan without honoring the community plan and guaranteeing community participation in its own destiny. Thank

You,

Sincerely, Peter Oppenheimer (Woodacre)

From: [Richard Seramin](#)
To: [Rodoni, Dennis](#); [Connolly, Damon](#); [Rice, Katie](#); [Arnold, Judy](#)
Cc: [housingelement](#)
Subject: low income Housing
Date: Tuesday, March 1, 2022 8:12:06 AM

Dear Supervisor Rodoni and Deputy Director Leelee Thomas,
I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed
and create a new, unnecessary and unwanted village.

1. How do you propose moving these poor people to services that they will be needing?
There isn't a reliable transportation service available. The closest super market is 5 miles away.
2. Where do you propose the water comes from to support 90 homes?
3. Natural gas and sewage systems will needed to be brought in.

Dennis, you were instrumental along with Jean Berensmeier with the TAKING of the San Geronimo Golf Course, paying 4 millions dollars over the actual value of that property, using a very questionable appraisal. That move has divided our community, and has destroyed a Valley Asset that was protected by our Community Plan.
Now Jean is using the same Community Plan to stop this TAKING. The Community Plan was design to protect our valley from large development, and to protect the golf course from development. You and Jean should be ashamed for destroyed the very spirit that once was present in the San Geronimo Valley.

From: [Kutter, Rhonda](#)
To: [housingelement](#)
Subject: FW: possible 98 houses at the entrance to the San Geronimo Valley
Date: Tuesday, March 1, 2022 10:47:08 AM

From: Phil Akers <philakers32@att.net>
Sent: Tuesday, March 1, 2022 7:19 AM
To: Rodoni, Dennis <DRodoni@marincounty.org>
Subject: possible 98 houses at the entrance to the San Geronimo Valley

I just heard about this outrageous idea of building 98 houses on the pristine Flanders ranch, and find it interesting that it seems to be quietly pushed forward (nothing about it in the Marin IJ that we get every day)---just like the takeover and closing of the golf course (which quickly became an ugly weed-patch.) It's bad enough what you and Todd Steiner and SPAWN did to our beautiful golf course, but if you promote this 98 house idea you will be angering everyone who loves the SG Valley. There's even a recent car ad on TV that clearly shows the car with that Spirit Rock and hills view in the background--a view that I and countless others treasure. Once a natural setting like that is bulldozed and built on, it will never be the same. A better choice would be the "back nine" of the golf course, where it would be out of sight. Attempting to force this development on the beautiful Flanders ranch would inspire people like me to do whatever it takes to fight back. We'll get the torches and pitch-forks ready. Phil Akers...Woodacre resident since 1983...Marin resident since 1964

[Sent from AT&T Yahoo Mail on Android](#)

From: [Kutter, Rhonda](#)
To: [housingelement](#)
Subject: FW: Proposed new village in San Geronimo Valley
Date: Tuesday, March 1, 2022 10:48:10 AM

From: Harold Hedelman <haroldhedelman@gmail.com>
Sent: Monday, February 28, 2022 11:45 PM
To: Rodoni, Dennis <DRodoni@marincounty.org>
Cc: Kutter, Rhonda <RKutter@marincounty.org>
Subject: Re: Proposed new village in San Geronimo Valley

Of course. Talking with my wife as we walked our dog this evening, we wondered if other parts of Marin are being asked to have such large population (percentage-wise) gains?

I'm not opposed to affordable housing. The valley has some nice units already. The current fire station HQ, if it ever moves, could become a suitable site for some families. We live right next door!

Best,



Harold Hedelman || 510-473-6897

On Mon, Feb 28, 2022 at 1:06 PM Rodoni, Dennis <DRodoni@marincounty.org> wrote:

Harold, thanks for your email, Dennis

From: Harold Hedelman <haroldhedelman@gmail.com>
Sent: Monday, February 28, 2022 12:59 PM
To: Rodoni, Dennis <DRodoni@marincounty.org>; [housingelement](mailto:housingelement@marincounty.org) <housingelement@marincounty.org>
Cc: jean berensmeier <jeanberens@comcast.net>; Elizabeth Hedelman <4uehedelman@gmail.com>
Subject: Proposed new village in San Geronimo Valley

Supervisor Dennis Rodoni and Dep. Director Leelee Thomas,

I am dead set against the proposal to develop 98 new houses on the 50 acre High School property. Such a large development is exactly the kind of change the valley has fought against for decades. Such a large development would change the Valley's pastoral character enormously and negatively,.

I believe the Valley's population stands around 3,500. If 4 people were to live in

each house of such a new village, the valley's population would increase over 10% overnight.

I would support fewer than half such units of low-income housing if they were located in dispersed fashion, and wouldn't have such a negative aesthetic consequences.

Best,

□

Harold Hedelman || 510-473-6897

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

From: [Tina Whyte](#)
To: [Rodoni, Dennis](#); [housingelement](#)
Subject: Housing Development
Date: Tuesday, March 1, 2022 12:09:52 PM

Dear Dennis and Leelee,

Regarding the San Geronimo Valley 98 Homes Proposal:

The Marin Housing and Safety Elements appears to be an update to the County-wide Plan without adequate Public input from the Community in which it is proposed to build new developments within. It will identify locations in west Marin for potential housing. As it's currently proposed, the plan would result in high-density development on land that has been zoned for Agricultural use.

This land site is also a wildlife corridor and the first thing you see when entering our valley. A place that normally gives us a breath or sigh of relief that we have left the urban sprawl East of us.

In reference to the following scenarios below:

(The Environmental Hazards Scenario locates housing in areas with limited environmental hazards or in areas where impacts could be mitigated to address threats to life and property from these hazards. It identifies sites where technology, materials, and building methods could mitigate environmental hazards; prioritizes sites in areas having few impacts associated with climate change; and identifies sites with adequate routes for hazard evacuation. This scenario will be refined with additional analysis of environmental constraints and transportation capacity).

(The Infill scenario focuses housing on infill sites within already developed areas and limits new development on larger undeveloped areas. It locates housing within existing communities and close to services, jobs, transportation, and amenities. It considers the rezoning of infill sites to accommodate affordable housing, suggests housing on underutilized and marginal commercial properties and publicly owned sites at higher densities and facilitates production of accessory dwelling units (ADUs).

The current proposal would locate housing developments in places that would greatly impact salmon habitat, wildlife corridors and iconic views as you enter the watershed of the headwaters to San Geronimo Creek.

We cannot separate Redevelopment opportunities from Environmental hazards.

Consider how Climate change has made this valley more susceptible to Fire, we have already limited routes for Hazard Evacuation for high risk events such as Fire and Floods.

Instead of a one-size fits all approach to addressing the needs for affordable housing, the County should explore alternatives to the proposal.

Can we utilize decentralized infill housing throughout already developed neighborhoods that have existing services, jobs, transportation and amenities.

San Geronimo Valley has very few of any of these services.

Before agreeing to new developments, please try to find solutions to our existing housing problems, such as inadequate septic systems, no gas pipelines,

(all our individual residences have propane tanks, read fire hazards) poor internet connections, limited public transportation etc.

In other words, Rural.

The proposal should also have requirements for affordable senior housing, and protections against use of Air B&B and vacant speculation properties.

Affordable housing and the rural character of West Marin can co-exist, that's why a high-density development in the headwaters of San Geronimo Creek should NOT be considered, as it could negatively impact salmonid habitat and disrupt the character of the watershed.

The County should consider a more de-centralized, smarter infill approach to housing that fits with the character of the rural area and not urbanize the last best habitat for endangered Coho Salmon in

California.

Unfortunately, I did not have the opportunity to “play with” the complex Balancing Act scenarios due to my work schedule... Please arrange a public meeting where SGV residents can ask staff in person questions and have feedback to better understand this process that will effect our future in this community.

Sincerely,

Tina Whyte (Forest Knolls)

From: sandywhite849@gmail.com
To: [housingelement](#)
Subject: Building 98 houses in San Geronimo Valley
Date: Tuesday, March 1, 2022 12:35:24 PM

Sandy White would like information about:

We don't get a chance to screw this up twice. Once and it is gone. 98 homes are not needed here. Too much traffic crowding the area. We can do without state money if we do not comply to ABAG demands.

I say NO!

From: [Nick Strada](#)
To: [housingelement](#)
Subject: Fwd: Housing vs Salmonid Habitat in Miller Creek & Lucas Valley
Date: Tuesday, March 1, 2022 1:43:05 PM
Attachments: [92285.pdf](#)

Supervisors,

The proposed development of high-density housing at 7 Mt Lassen and Jeanette Prandi Way would be directly above critical spawning habitat for [threatened Central California Coast Steelhead](#), and other salmonid species. (See [this video](#) which I shot, of a pair of coastal Steelhead spawning in the creek during the spring floodwaters.) Development here will risk increased water usage directly from the creek, will require sediment/runoff retention and management associated with development, and bring increased impermeable surfaces upstream certainly impacting the hydrograph.

The proposed Lucas Valley Sites are not unique in their ability to contain dense housing. BUT the creek they straddle is unique among Marin County streams in that it flows from source to bay without being undergrounded, cemented or culverted. It's cool water and clean gravel provide crucial spawning habitat as detailed in the attached 2009 Stream Survey conducted by the California Department of Fish & Wildlife.

In this survey and report, CDFW lays out specific recommendations at the end of the survey, which I would like to see addressed as part of any environmental

- 3) Inventory and map sources of stream bank erosion and active or potential sediment sources related to the road system. These sites should be identified, mapped, prioritized and treated according to their potential to reduce the amount of fine sediments entering the stream and its tributaries.
- 4) Increase woody cover in the pools and flatwater habitat units. Most of the existing cover in the pools is from Boulders. Adding high quality complexity with woody cover in the pools is desirable.
- 5) Increase the canopy on Miller Creek by planting appropriate native vegetation like willow, alder, redwood, and Douglas fir along the stream where shade canopy is not at acceptable levels. The reaches above this survey section should be inventoried and treated as well, since the water flowing here is affected from upstream. In many cases, planting will need to be coordinated to follow bank stabilization or upslope erosion control projects.
- 6) Miller Creek would benefit from utilizing bio-technical vegetative techniques to reestablish floodplain benches and a defined low flow channel. This would discourage lateral migration of the base flow channel and decrease bank erosion.

How is the county planning to ensure that CDFWs recommendations are taken seriously and that this important habitat and iconic species are not further harmed?

TD Strada
San Rafael, CA.



California Department of Fish and Game
East Marin County
San Francisco Bay Watersheds
Stream Habitat Assessment Reports

Miller Creek

Surveyed 2009

Report Complete Feb. 2011

STREAM INVENTORY REPORT

Miller Creek

INTRODUCTION

A stream inventory was conducted during 7/17/2009 to 7/22/2009 on Miller Creek. The survey began at the confluence with San Pablo Bay and extended upstream 7.2 miles.

The Miller Creek inventory was conducted in two parts: habitat inventory and biological inventory. The objective of the habitat inventory was to document the habitat available to anadromous salmonids in Miller Creek. The objective of the biological inventory was to document the presence and distribution of juvenile salmonid species.

The objective of this report is to document the current habitat conditions and recommend options for the potential enhancement of habitat for steelhead trout. Recommendations for habitat improvement activities are based upon target habitat values suitable for salmonids in California's north coast streams.

WATERSHED OVERVIEW

Miller Creek is a tributary to San Pablo Bay, located in Marin County, California (Map 1). Miller Creek's legal description at the confluence with San Pablo Bay is T02N R06W S11. Its location is 38°01'53.1" north latitude and 122°29'54.3" west longitude, LLID number 1224972380314. Miller Creek is a second order stream and has approximately 26.9 miles of blue line stream according to the USGS National Hydrography Dataset (NHD). Miller Creek drains a watershed of approximately 12 square miles. Elevations range from about sea level feet at the mouth of the creek to 1,890 feet in the headwater areas. Mixed hardwood forest dominates the watershed. The watershed is primarily privately owned which accounts for 71.5% of the land area. Fourteen percent of the land is urban, 13% is agricultural and 65% is considered natural. Vehicle access exists via HWY 101 to St. Vincents Drive.

METHODS

The habitat inventory conducted in Miller Creek follows the methodology presented in the *California Salmonid Stream Habitat Restoration Manual* (Flosi et al, 1998). The California Conservation Corps (CCC) Technical Advisors and Watershed Stewards Project/AmeriCorps (WSP) Members that conducted the inventory were trained in standardized habitat inventory methods by the California Department of Fish and Game (DFG). This inventory was conducted by a two-person team.

SAMPLING STRATEGY

The inventory uses a method that samples approximately 10% of the habitat units within the survey reach. All habitat units included in the survey are classified according to habitat type and their lengths are measured. All pool units are fully measured. All other habitat unit types encountered for the first time in each reach are measured for all the parameters and

Miller Creek 2009

characteristics on the field form. Additionally, from the ten habitat units on each field form page, one is randomly selected for complete measurement.

HABITAT INVENTORY COMPONENTS

A standardized habitat inventory form has been developed for use in California stream surveys and can be found in the *California Salmonid Stream Habitat Restoration Manual*. This form was used in Miller Creek to record measurements and observations. There are eleven components to the inventory form.

1. Flow:

Flow is measured in cubic feet per second (cfs) near the bottom of the stream survey reach using a Marsh-McBirney Model 2000 flow meter.

2. Channel Type:

Channel typing is conducted according to the classification system developed and revised by David Rosgen (1994). This methodology is described in the *California Salmonid Stream Habitat Restoration Manual*. Channel typing is conducted simultaneously with habitat typing and follows a standard form to record measurements and observations. There are five measured parameters used to determine channel type: 1) water slope gradient, 2) entrenchment, 3) width/depth ratio, 4) substrate composition, and 5) sinuosity. Channel characteristics are measured using a clinometer, hand level, hip chain, tape measure, and a stadia rod.

3. Temperatures:

Both water and air temperatures are measured and recorded at every tenth habitat unit. The time of the measurement is also recorded. Both temperatures are taken in degrees Fahrenheit at the middle of the habitat unit and within one foot of the water surface.

4. Habitat Type:

Habitat typing uses the 24 habitat classification types defined by McCain and others (1990). Habitat units are numbered sequentially and assigned a type identification number selected from a standard list of 24 habitat types. Dewatered units are labeled "dry". Miller Creek habitat typing used standard basin level measurement criteria. These parameters require that the minimum length of a described habitat unit must be equal to or greater than the stream's mean wetted width. All measurements are in feet to the nearest tenth. Habitat characteristics are measured using a clinometer, hip chain, and stadia rod.

5. Embeddedness:

The depth of embeddedness of the cobbles in pool tail-out areas is measured by the percent of the cobble that is surrounded or buried by fine sediment. In Miller Creek, embeddedness was ocularly estimated. The values were recorded using the following ranges: 0 - 25% (value 1), 26 - 50% (value 2), 51 - 75% (value 3) and 76 - 100% (value 4). Additionally, a value of 5 was

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assigned to tail-outs deemed unsuited for spawning due to inappropriate substrate like bedrock, log sills, boulders or other considerations.

6. Shelter Rating:

Instream shelter is composed of those elements within a stream channel that provide juvenile salmonids protection from predation, reduce water velocities so fish can rest and conserve energy, and allow separation of territorial units to reduce density related competition for prey. The shelter rating is calculated for each fully-described habitat unit by multiplying shelter value and percent cover. Using an overhead view, a quantitative estimate of the percentage of the habitat unit covered is made. All cover is then classified according to a list of nine cover types. In Miller Creek, a standard qualitative shelter value of 0 (none), 1 (low), 2 (medium), or 3 (high) was assigned according to the complexity of the cover. Thus, shelter ratings can range from 0-300 and are expressed as mean values by habitat types within a stream.

7. Substrate Composition:

Substrate composition ranges from silt/clay sized particles to boulders and bedrock elements. In all fully-described habitat units, dominant and sub-dominant substrate elements were ocularly estimated using a list of seven size classes and recorded as a one and two, respectively. In addition, the dominant substrate composing the pool tail-outs is recorded for each pool.

8. Canopy:

Stream canopy density was estimated using modified handheld spherical densimeters as described in the *California Salmonid Stream Habitat Restoration Manual*. Canopy density relates to the amount of stream shaded from the sun. In Miller Creek, an estimate of the percentage of the habitat unit covered by canopy was made from the center of approximately every third unit in addition to every fully-described unit, giving an approximate 30% sub-sample. In addition, the area of canopy was estimated ocularly into percentages of coniferous or hardwood trees.

9. Bank Composition and Vegetation:

Bank composition elements range from bedrock to bare soil. However, the stream banks are usually covered with grass, brush, or trees. These factors influence the ability of stream banks to withstand winter flows. In Miller Creek, the dominant composition type and the dominant vegetation type of both the right and left banks for each fully-described unit were selected from the habitat inventory form. Additionally, the percent of each bank covered by vegetation (including downed trees, logs, and rootwads) was estimated and recorded.

10. Large Woody Debris Count:

Large woody debris (LWD) is an important component of fish habitat and an element in channel forming processes. In each habitat unit all pieces of LWD partially or entirely below the elevation of bankfull discharge are counted and recorded. The minimum size to be considered is

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twelve inches in diameter and six feet in length. The LWD count is presented by reach and is expressed as an average per 100 feet.

11. Average Bankfull Width:

Bankfull width can vary greatly in the course of a channel type stream reach. This is especially true in very long reaches. Bankfull width can be a factor in habitat components like canopy density, water temperature, and pool depths. Frequent measurements taken at riffle crests (velocity crossovers) are needed to accurately describe reach widths. At the first appropriate velocity crossover that occurs after the beginning of a new stream survey page (ten habitat units), bankfull width is measured and recorded in the appropriate header block of the page. These widths are presented as an average for the channel type reach.

BIOLOGICAL INVENTORY

Biological sampling during the stream inventory is used to determine fish species and their distribution in the stream. Fish presence was observed from the stream banks in Miller Creek. In addition, two sites were electrofished using a Smith-Root Model 12 electrofisher. These sampling techniques are discussed in the *California Salmonid Stream Habitat Restoration Manual*.

DATA ANALYSIS

Data from the habitat inventory form are entered into Stream Habitat 2.0.18, a Visual Basic data entry program developed by Karen Wilson, Pacific States Marine Fisheries Commission in conjunction with the California Department of Fish and Game. This program processes and summarizes the data, and produces the following ten tables:

- Riffle, Flatwater, and Pool Habitat Types
- Habitat Types and Measured Parameters
- Pool Types
- Maximum Residual Pool Depths by Habitat Types
- Mean Percent Cover by Habitat Type
- Dominant Substrates by Habitat Type
- Mean Percent Vegetative Cover for Entire Stream
- Fish Habitat Inventory Data Summary by Stream Reach (Table 8)
- Mean Percent Dominant Substrate / Dominant Vegetation Type for Entire Stream
- Mean Percent Shelter Cover Types for Entire Stream

Graphics are produced from the tables using Microsoft Excel. Graphics developed for Miller Creek include:

- Riffle, Flatwater, Pool Habitat Types by Percent Occurrence

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- Riffle, Flatwater, Pool Habitat Types by Total Length
- Total Habitat Types by Percent Occurrence
- Pool Types by Percent Occurrence
- Maximum Residual Depth in Pools
- Percent Embeddedness
- Mean Percent Cover Types in Pools
- Substrate Composition in Pool Tail-outs
- Mean Percent Canopy
- Dominant Bank Composition by Composition Type
- Dominant Bank Vegetation by Vegetation Type

HABITAT INVENTORY RESULTS

* ALL TABLES AND GRAPHS ARE LOCATED AT THE END OF THE REPORT *

The habitat inventory of 7/17/2009 to 7/22/2009 was conducted by C. Bell, T. Macias and A. Villalobos (WSP). The total length of the stream surveyed was 37,872 feet with an additional 127 feet of side channel.

Stream flow was not measured on Miller Creek.

Miller Creek is an F4 channel type for 34,470 feet of the stream surveyed (Reach 1), a B4 channel type for the next 2,564 feet of the stream surveyed (Reach 2), and an A3 channel type for the remaining 965 feet of the stream surveyed (Reach 3).

F4 channels are entrenched, meandering, riffle/pool channels on low gradients with high width/depth ratios and gravel-dominant substrates. B4 channels are moderately entrenched riffle dominated channels with infrequently spaced pools, very stable plan and profile, stable banks on moderate gradients with low width /depth ratios and gravel dominant substrates. A3 channels are steep, narrow, cascading, step-pool streams with high energy and debris transport associated with depositional soils and cobble-dominant substrate.

Water temperatures taken during the survey period ranged from 56 to 66 degrees Fahrenheit. Air temperatures ranged from 55 to 76 degrees Fahrenheit.

Table 1 summarizes the Level II riffle, flatwater, and pool habitat types. Based on frequency of occurrence there were 38% flatwater units, 27% pool units, 16% riffle units, 12% dry units, 6% culvert units and 1% no survey units (Graph 1). Based on total length of Level II habitat types there were 45% dry units, 32% flatwater units, 13% pool units, 7% riffle units, 2% culvert units and 1% no survey units (Graph 2).

Fifteen Level IV habitat types were identified (Table 2). The most frequent habitat types by percent occurrence were 16% Low Gradient Riffle units, 13% Run units and 13% Glide units (Graph 3). Based on percent total length, there were 45% Dry units, 14% Step Run units, 10% Run units and 5% Mid-channel pool units.

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A total of 80 pools were identified (Table 3). Scour pools were the most frequently encountered, at 61%, and comprised 61% of the total length of all pools (Graph 4).

Table 4 is a summary of maximum residual pool depths by pool habitat types. Pool quality for salmonids increases with depth. Fifty-six of the 80 pools (70%) had a residual depth of two feet or greater (Graph 5).

The depth of cobble embeddedness was estimated at pool tail-outs. Of the 80 pool tail-outs measured, 7 had a value of 1 (8.8%); 13 had a value of 2 (16.2%); 21 had a value of 3 (26.2%); 39 had a value of 4 (48.8%) (Graph 6). On this scale, a value of 1 indicates the best spawning conditions and a value of 4 the worst. Additionally, a value of 5 was assigned to tail-outs deemed unsuited for spawning due to inappropriate substrate such as bedrock, log sills, boulders, or other considerations.

A shelter rating was calculated for each habitat unit and expressed as a mean value for each habitat type within the survey using a scale of 0-300. Riffle habitat types had a mean shelter rating of 7, flatwater habitat types had a mean shelter rating of 15, and pool habitats had a mean shelter rating of 37 (Table 1). Of the pool types, the Main Channel pools had a mean shelter rating of 30, Scour pools had a mean shelter rating of 41 (Table 3).

Table 5 summarizes mean percent cover by habitat type. Terrestrial vegetation is the dominant cover types in Miller Creek. Graph 7 describes the pool cover in Miller Creek. Root mass is the dominant pool cover type followed by terrestrial vegetation.

Table 6 summarizes the dominant substrate by habitat type. Graph 8 depicts the dominant substrate observed in pool tail-outs. Gravel dominance was observed in 58% of pool tail-outs and sand dominance was observed in 22% of pool tail-outs (Graph 8).

The mean percent canopy density for the surveyed length of Miller Creek was 85%. The mean percentages of hardwood and coniferous trees were 100% and 0%, respectively. Fifteen percent of the canopy was open. Graph 9 describes the mean percent canopy in Miller Creek.

For the stream reach surveyed, the mean percent right bank vegetated was 63%. The mean percent left bank vegetated was 59%. The dominant elements composing the structure of the stream banks consisted of 4% bedrock, 7% boulder, 1% cobble/gravel and 88% sand/silt/clay (Graph 10). Hardwood trees were the dominant vegetation type observed in 78% of the units surveyed. Additionally, 16% of the units surveyed had brush as the dominant vegetation type and 5% had grass as the dominant vegetation (Graph 11).

BIOLOGICAL INVENTORY RESULTS

Two sites were electrofished for species composition and distribution in Miller Creek on October 27, 2009. Water temperatures taken during the electrofishing period ranged from 59 to 60 degrees Fahrenheit. Air temperatures ranged from 63 to 70 degrees Fahrenheit. The sites were sampled by T. Macias, A. Villalobos (WSP) and D. Acomb, D. Resnik (DFG).

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In reach 1, which comprised the first 34,343 feet of stream, two sites were sampled. The reach sites yielded sixteen young-of-the-year steelhead/rainbow trout (SH/RT), nine age 1+ SH/RT and four age 2+ SH/RT.

The following chart displays the information yielded from these sites:

2009 Miller Creek e-fish observations

Date	Site #	Reference Point	Distance From Reference Point (ft.)	Steelhead/Rainbow Trout			Non Salmonids Name species
				0+	1+	2+	
10/27/2009	746	Lassen rd. bridge	100 downstream	14	7	3	8 Stickleback, 13 Roach, 3 Suckers
10/27/2009	747	Marinwood Park	500 upstream, 500 downstream	2	2	1	14 Stickleback, 65 Roach, 3 Suckers

DISCUSSION

Miller Creek is an F4 channel type for the first 34,470 feet of stream surveyed and a B4 channel type for the next 2,564 feet and an A3 channel type for the remaining 965 feet. The suitability of F4/B4/A3 channel types for fish habitat improvement structures is as follows: F4 channels are good for bank-placed boulders. They are fair for plunge weirs, single and opposing wing-deflectors, channel constrictors and log cover. They are poor for boulder clusters. B4 channels are excellent for low-stage plunge weirs, boulder clusters, bank placed boulders, single and opposing wing deflectors and log cover. A3 channels are good for bank placed boulders. They are fair for plunge weirs, opposing wing-deflectors and log cover. They are poor for boulder clusters and single wing-deflectors.

The water temperatures recorded on the survey days 7/17/2009 to 7/22/2009, ranged from 56 to 66 degrees Fahrenheit. Air temperatures ranged from 55 to 76 degrees Fahrenheit. To make any further conclusions, temperatures would need to be monitored throughout the warm summer months, and more extensive biological sampling would need to be conducted.

Flatwater habitat types comprised 32% of the total length of this survey, riffles 7%, and pools 13%. The pools are relatively deep, with 56 of the 80 (70%) pools having a maximum residual depth greater than 2 feet. In general, pool enhancement projects are considered when primary pools comprise less than 40% of the length of total stream habitat. In first and second order streams, a primary pool is defined to have a maximum residual depth of at least two feet, occupy

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at least half the width of the low flow channel, and be as long as the low flow channel width. Installing structures that will increase or deepen pool habitat is recommended for locations where their installation will not be threatened by high stream energy, or where their installation will not conflict with the modification of any log debris accumulations (LDA's) in the stream.

Twenty of the 80 pool tail-outs measured had embeddedness ratings of 1 or 2. Sixty of the pool tail-outs had embeddedness ratings of 3 or 4. None of the pool tail-outs had a rating of 5, which is considered unsuitable for spawning. Cobble embeddedness measured to be 25% or less, a rating of 1, is considered to indicate good quality spawning substrate for salmon and steelhead. Sediment sources in Miller Creek should be mapped and rated according to their potential sediment yields, and control measures should be taken.

Fifty two of the 80 pool tail-outs measured had gravel or small cobble as the dominant substrate. This is generally considered good for spawning salmonids.

The mean shelter rating for pools was 37. The shelter rating in the flatwater habitats was 15. A pool shelter rating of approximately 100 is desirable. The amount of cover that now exists is being provided primarily by Terrestrial vegetation in Miller Creek. Root mass is the dominant cover type in pools followed by terrestrial vegetation. Log and root wad cover structures in the pool and flatwater habitats would enhance both summer and winter salmonid habitat. Log cover structure provides rearing fry with protection from predation, rest from water velocity, and also divides territorial units to reduce density related competition.

The mean percent canopy density for the stream was 85%. In general, revegetation projects are considered when canopy density is less than 80%.

The percentage of right and left bank covered with vegetation was 63% and 59%, respectively. In areas of stream bank erosion or where bank vegetation is sparse, planting endemic species of coniferous and hardwood trees, in conjunction with bank stabilization, is recommended.

GENERAL RECOMMENDATIONS

Miller Creek should be managed as an anadromous, natural production stream.

Winter storms often bring down large trees and other woody debris into the stream, which increases the number and quality of pools. This woody debris, if left undisturbed, will provide fish shelter and rearing habitat, and offset channel incision. Landowners should be sensitive about the natural and positive role woody debris plays in the system, and encouraged not to remove woody debris from the stream, except under extreme buildup and only under guidance by a fishery professional.

RECOMMENDATIONS

- 1) Access for migrating salmonids should be assessed at all Dams and road crossings. All fish passage assessments should be done according to Part 9 of the California Salmonid Stream Habitat Restoration Manual (Flosi et al, 1998). Where needed, crossings should be replaced or modified to improve fish passage.

- 2) There are several reaches where the stream is being impacted from livestock in the riparian zone. Livestock in streams generally inhibit the growth of new trees, exasperate erosion, and reduce summertime survival of juvenile fish by negatively impacting water quality. Alternatives to limit cattle access, control erosion and increase canopy, should be explored with the landowner, and developed if possible.
- 3) Inventory and map sources of stream bank erosion and active or potential sediment sources related to the road system. These sites should be identified, mapped, prioritized and treated according to their potential to reduce the amount of fine sediments entering the stream and its tributaries.
- 4) Increase woody cover in the pools and flatwater habitat units. Most of the existing cover in the pools is from Boulders. Adding high quality complexity with woody cover in the pools is desirable.
- 5) Increase the canopy on Miller Creek by planting appropriate native vegetation like willow, alder, redwood, and Douglas fir along the stream where shade canopy is not at acceptable levels. The reaches above this survey section should be inventoried and treated as well, since the water flowing here is affected from upstream. In many cases, planting will need to be coordinated to follow bank stabilization or upslope erosion control projects.
- 6) Miller Creek would benefit from utilizing bio-technical vegetative techniques to re-establish floodplain benches and a defined low flow channel. This would discourage lateral migration of the base flow channel and decrease bank erosion.
- 7) The limited water temperature data available suggest that maximum temperatures are within/above the acceptable range for juvenile salmonids. To establish more complete and meaningful temperature regime information, 24-hour monitoring during the July and August temperature extreme period should be performed for 3 to 5 years.

COMMENTS AND LANDMARKS

The following landmarks and possible problem sites were noted. All distances are approximate and taken from the beginning of the survey reach.

Position Habitat Comments:

(ft.) Unit #

- | | | |
|-----|---------|---|
| 0 | 0001.00 | Start of Survey: Out of tidal influence at coordinates N38.03426 W122.52058 |
| 139 | 0002.00 | Structures: Bridge #1. North Pacific Railroad Bridge. Dry with natural bottom. W=51' H=5' L=12'. Made of wood. No downcutting and not retaining gravel. Not likely a barrier. |

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Position (ft.)	Habitat Unit #	Comments:
2,617	0011.00	Bio Sample: (Other) minnows observed
3,117	0017.00	General Comment: Channel almost completely choked with blackberries, grasses, and aquatic vegetation.
3,959	0023.00	General Comment: Cows accessing stream.
4,716	0036.00	Bio Sample: (Other) California Roach observed
5,481	0046.00	Structures: Bridge #2. Road crossing with natural bottom W=75' H=10' L=19'. Made of cement. Not retaining gravel and no downcutting. Not likely a barrier. N38.03051 W122.53677
5,641	0048.00	Structures: Bridge #3. Hwy 101 Bridge. Made of cement. W=78' H=14' L=158' It is retaining gravel but no downcutting. Natural bottom. Not likely a barrier. N38.03031 W122.53777
8,006	0080.00	Tributaries: LB Trib #1. Unnamed stream enters Miller Creek dry. Water temps downstream: 66F, upstream: 65F & trib: dry. It is accessible to fish. Checked 100' up trib. No fish observed. N38.03025 W122.54460
8,356	0084.00	Structures: Bridge #4. Las Gallinas Rd. Road crossing. Not retaining gravel with a natural bottom. W=46' H=8' L=90'. Made of cement. No downcutting present. Not likely a barrier. N38.03059 W122.54542
9,225	0098.00	Structures: Bridge #5. Park footpath. W=82' H=11' L=14'. Made of wood and steel Not retaining gravel and no downcutting with a natural bottom. Not likely a barrier. N38.03087 W122.54720
11,090	0116.00	Structures: Bridge #6. Private. W=68' H=16' L=6'. Made of wood. Not retaining gravel and no downcutting with natural bottom. Not likely a barrier. N38.02977 W122.55122
11,661	0124.00	General Comment: Bedrock in channel
12,290	0130.00	Structures: Bridge #7. Lucas Valley Rd. W=98' H=20' L=62'. Not retaining gravel and no downcutting with natural bottom. Not likely a barrier. N38.02697 W122.55208
12,409	0132.00	General Comment: Bedrock in channel
12,545	0134.00	General Comment: RB concrete wall falling into stream.
13,603	0152.00	General Comment: dry RB culvert falling away from bank
13,603	0152.00	Bio Sample: (Other) Possible Young of the year salmonids (YOY) observed
14,247	0160.00	General Comment: RB rip rap
14,297	0161.00	General Comment: LB 12" diameter pipe with cement
14,870	0169.00	General Comment: RB rip rap falling in creek
14,915	0170.00	Bio Sample: (Other) Possible YOY observed

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Position (ft.)	Habitat Unit #	Comments:
16,935	0194.00	Bio Sample: (Other) Salmonid observed, approx. 6" long
17,842	0207.00	Structures: Bridge #8. Lucas Valley Road. W=124' H=16' L=55'. Made of cement. No downcutting present. Not likely a barrier. N38.02541 W122.56733
17,894	0208.00	Structures: Dam #1. L=36' H=3' W(0)=na W(d)=11'. No flashboards present. Composed of boulders, pipe, and step weir. 2 feet of downcutting present. Possible barrier to both juvenile and adult salmonids
18,142	0212.00	Bio Sample: (Other) Possible salmonid YOY observed
18,359	0216.00	Structures: Bridge #9. Lassen Drive. W=70' H=14' L=77'. Made of cement. Not retaining gravel and no downcutting with natural bottom. Not likely a barrier. N38.02625 W122.56894
18,606	0219.00	Tributaries: LB Trib #2. Unnamed creek enters Miller Creek with discharge of <1cfs. Water temps downstream: 64F, upstream: 64F & of tributary: 62F. Not accessible to fish. No fish observed. N38.02665 W122.56957
19,560	0231.00	General Comment: Pump in stream.
21,188	0245.00	Tributaries: Unnamed LB trib#3 enters Miller Creek with no discharge. It is accessible to fish/ No fish observed. N38.02948 W122.57622
21,217	0246.00	Structures: Bridge #10. Mt Shasta Drive. W=87' H=14' L=54'. Made of cement. Not retaining gravel and no downcutting with natural bottom. Not likely a barrier.
22,155	0256.00	Tributaries: LB Trib #4. Unnamed enters Miller Creek with no discharge. Water temps: 60F. Not accessible to fish. No fish observed. N38.02948 W122.57622
23,104	0267.00	Structures: LB wood retaining wall
23,387	0271.00	Tributaries: RB Trib #1. Unnamed enters Miller Creek with no discharge. Not accessible to fish, checked 5' up tributary. No fish observed. N38.03172 W122.58311
24,056	0272.00	Structures: Bridge #11. Mt McKinley Road. W=62' H=16' L=48'. Made of cement. Not retaining gravel and no downcutting with natural bottom. Not likely a barrier. N38.03242 W122.58366
25,495	0280.00	Structures: Bridge #12. Bridgegate Drive. W=67' H=12' L=49'. Made of cement. Not retaining gravel and no downcutting with natural bottom. Not likely a barrier. N38.03498 W122.58720
26,382	0282.00	Structures: Bridge #13. Neighborhood bridge. W=106' H=10' L=6'. Made of wood. Not retaining gravel and no downcutting with natural bottom. Not likely a barrier. N38.03535 W122.59000

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Position (ft.)	Habitat Unit #	Comments:
28,894	0284.00	Structures: Bridge #14. Westgate Drive. W=105' H=19' L=39'. Made of cement Not retaining gravel and no downcutting with natural bottom. Not likely a barrier. N38.03791 W122.59719
28,933	0285.00	Tributaries: RB Trib #2. Unnamed tributary enters Miller Creek with no discharge. Water temps: 60F. It is accessible to fish. No fish observed. N38.03752 W122.59819
29,436	0286.00	Structures: Bridge #15. Private driveway W=unk' H=9' L=18'. Made of steel, wood, Stone and cement. Not retaining gravel and no downcutting with natural bottom. Not a barrier. N38.03761 W122.59879
29,454	0287.00	General Comment: LB and RB, Bank stabilization project using 3' diameter logs and large boulders.
29,454	0287.00	Tributaries: RB Trib #3. Unnamed tributary enters Miller Creek with no discharge. It is accessible to fish. No fish observed. N38.03861 W122.60148
30,835	0288.00	Structures: Bridge #16. Private road. W=21' H=9' L=14'. Made of cement. Not retaining gravel but 7 feet of downcutting is present. Possibly a barrier. N38.03962 W122.60258
30,849	0289.00	General Comment: LB Trib #5. Unnamed tributary enters Miller Creek with no discharge It is accessible to fish. Checked 100' up trib. No fish observed. N38.04129 W122.60498
30,849	0289.00	Tributary: LB Trib #6. Unnamed tributary enters Miller Creek with no discharge. It is accessible to fish. No fish observed. N38.04276 W122.60898
30,849	0289.00	Tributaries: RB Trib #4. Unnamed tributary enters Miller Creek with no discharge. It is accessible to fish. No fish observed. N38.04054 W122.60426
34,333	0290.00	Structures: Bridge #17. Private ford crossing. W=22' H=0' L=10'. Made of natural streambed. Not retaining gravel and no downcutting with natural bottom. Not likely a barrier. N38.04354 W122.61082
34,343	0291.00	Tributaries: LB Trib #7. Unnamed tributary enters Miller Creek with no discharge. It is accessible to fish. No fish observed. N38.04543 W122.61570
34,343	0291.00	Channel type change. Reach 1 to reach 2. F4 to B4
36,907	0292.00	Tributaries: RB Trib #5. Unnamed tributary enters Miller Creek with no discharge. It is not accessible to fish. No fish observed. N38.04836 W122.61524
36,907	0292.00	Channel type change. Reach 2 to reach 3. B4 to A3
37,872	0292.00	End of Survey: Steep, unstable banks; channel filled with brush, boulders, logs. Unable to continue surveying upstream due to hazardous conditions. WP#087 N38.04913 W122.61527

REFERENCES

Flosi, G., Downie, S., Hopelain, J., Bird, M., Coey, R., and Collins, B. 1998. *California Salmonid Stream Habitat Restoration Manual*, 3rd edition. California Department of Fish and Game, Sacramento, California.

McCain, M., D. Fuller, L. Decker and K. Overton. 1990. Stream habitat classification and inventory procedures for northern California. FHC Currents. No.1. U.S. Department of Agriculture. Forest Service, Pacific Southwest Region.

Rosgen, D.L., 1994. A Classification of Natural Rivers. *Catena*, Vol 22: 169-199, Elsevier Science, B. V. Amsterdam.

LEVEL III and LEVEL IV HABITAT TYPES

RIFFLE

Low Gradient Riffle	(LGR)	[1.1]	{ 1 }
High Gradient Riffle	(HGR)	[1.2]	{ 2 }

CASCADE

Cascade	(CAS)	[2.1]	{ 3 }
Bedrock Sheet	(BRS)	[2.2]	{24}

FLATWATER

Pocket Water	(POW)	[3.1]	{21}
Glide	(GLD)	[3.2]	{14}
Run	(RUN)	[3.3]	{15}
Step Run	(SRN)	[3.4]	{16}
Edgewater	(EDW)	[3.5]	{18}

MAIN CHANNEL POOLS

Trench Pool	(TRP)	[4.1]	{ 8 }
Mid-Channel Pool	(MCP)	[4.2]	{17}
Channel Confluence Pool	(CCP)	[4.3]	{19}
Step Pool	(STP)	[4.4]	{23}

SCOUR POOLS

Corner Pool	(CRP)	[5.1]	{22}
Lateral Scour Pool - Log Enhanced	(LSL)	[5.2]	{10}
Lateral Scour Pool - Root Wad Enhanced	(LSR)	[5.3]	{11}
Lateral Scour Pool - Bedrock Formed	(LSBk)	[5.4]	{12}
Lateral Scour Pool - Boulder Formed	(LSBo)	[5.5]	{20}
Plunge Pool	(PLP)	[5.6]	{ 9 }

BACKWATER POOLS

Secondary Channel Pool	(SCP)	[6.1]	{ 4 }
Backwater Pool - Boulder Formed	(BPB)	[6.2]	{ 5 }
Backwater Pool - Root Wad Formed	(BPR)	[6.3]	{ 6 }
Backwater Pool - Log Formed	(BPL)	[6.4]	{ 7 }
Dammed Pool	(DPL)	[6.5]	{13}

ADDITIONAL UNIT DESIGNATIONS

Dry	(DRY)	[7.0]	
Culvert	(CUL)	[8.0]	
Not Surveyed	(NS)	[9.0]	
Not Surveyed due to a marsh	(MAR)	[9.1]	

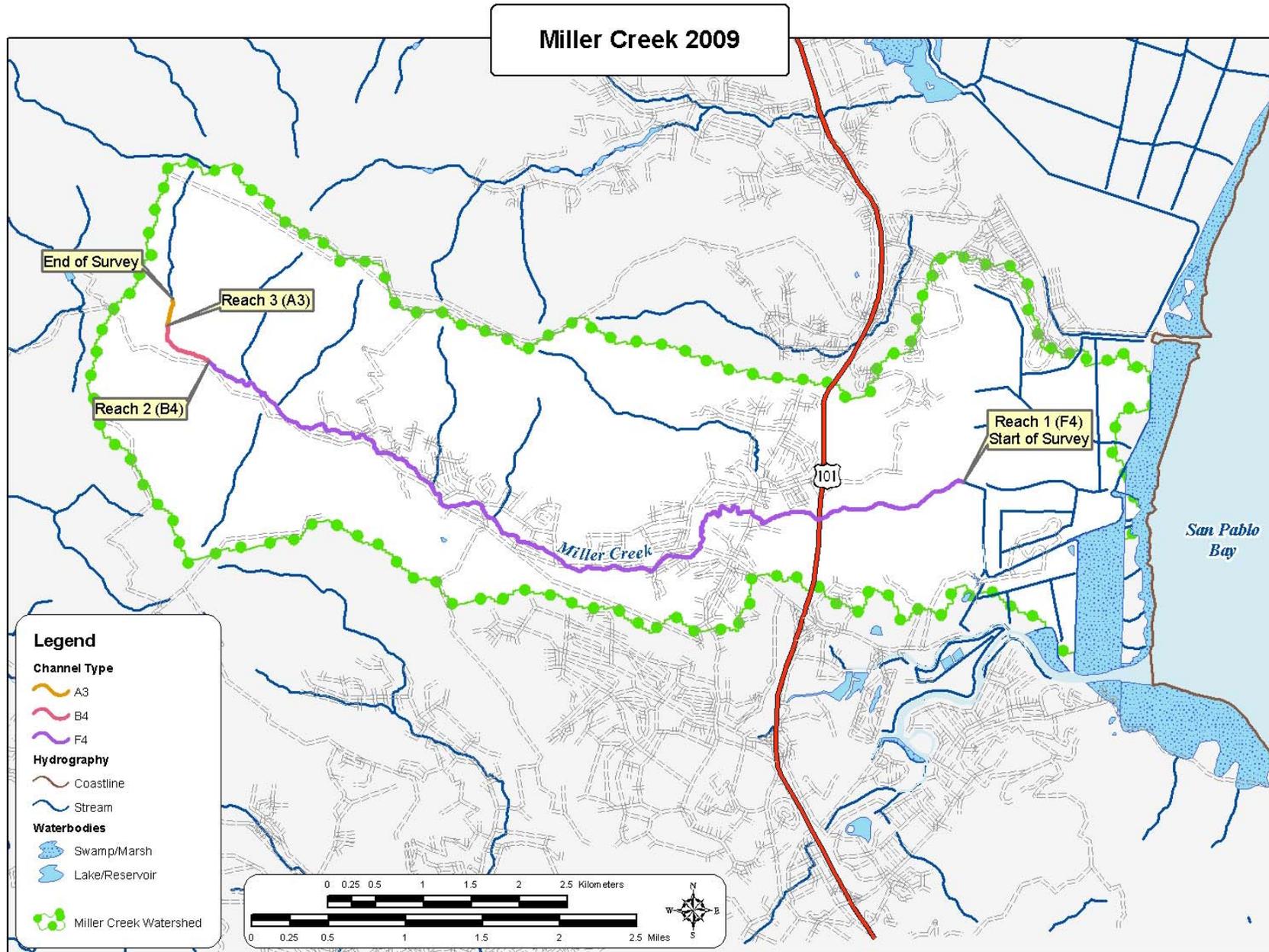


Table 1 - Summary of Riffle, Flatwater, and Pool Habitat Types

Stream Name: Miller Creek

LLID: 1224972380314

Drainage: Novato

Survey 7/17/2009 to 7/22/2009

Confluence Location: Quad: NOVATO

Legal Description: T02NR06WS11

Latitude: 38:01:53.1N

Longitude: 122:29:54.3W

Habitat Units	Units Fully Measured	Habitat Type	Habitat Occurrence (%)	Mean Length (ft.)	Total Length (ft.)	Total Length (%)	Mean Width (ft.)	Mean Depth (ft.)	Mean Max Depth (ft.)	Mean Area (sq.ft.)	Estimated Total Area (sq.ft.)	Mean Volume (cu.ft.)	Estimated Total Volume (cu.ft.)	Mean Residual Pool Vol (cu.ft.)	Mean Shelter Rating
18	0	CULVERT	6.1	42	764	2.0									
34	0	DRY	11.6	505	17159	45.2									
112	112	FLATWATER	38.1	109	12179	32.1	7.6	0.5	1.2	801	89755	412	46117		15
2	0	NOSURVEY	0.7	165	330	0.9									
80	80	POOL	27.2	61	4917	12.9	10.5	1.0	2.4	663	53005	816	65271	707	37
48	48	RIFFLE	16.3	55	2650	7.0	5.7	0.2	0.5	309	14844	86	4151		7
Total Units	Total Units Fully Measured				Total Length (ft.)						Total Area (sq.ft.)		Total Volume (cu.ft.)		
294	240				37999						157604		115538		

Table 2 - Summary of Habitat Types and Measured Parameters

Stream Name: Miller Creek

LLID: 1224972380314

Drainage: Novato

Survey 7/17/2009 to 7/22/2009

Confluence Location: Quad: NOVATO

Legal Description: T02NR06WS11

Latitude: 38:01:53.1N

Longitude: 122:29:54.3W

Habitat Units	Units Fully Measured	Habitat Type	Habitat Occurrence (%)	Mean Length (ft.)	Total Length (ft.)	Total Length (%)	Mean Width (ft.)	Mean Depth (ft.)	Mean Max Depth (ft.)	Mean Area (sq.ft.)	Estimated Total Area (sq.ft.)	Mean Volume (cu.ft.)	Estimated Total Volume (cu.ft.)	Mean Residual Pool Vol (cu.ft.)	Mean Shelter Rating	Mean Canopy (%)
47	47	LGR	16.0	55	2571	6.8	6.0	0.2	1.8	313	14702	86	4037		1	90
1	1	HGR	0.3	79	79	0.2	6.0	0.8	2.0	142	142	114	114		140	90
38	38	GLD	12.9	77	2934	7.7	9.0	0.6	3.0	698	26538	514	19522		23	79
39	39	RUN	13.3	98	3832	10.1	7.0	0.4	2.8	734	28618	311	12119		12	86
35	35	SRN	11.9	155	5413	14.2	7.0	0.4	2.3	989	34599	414	14475		3	91
1	1	TRP	0.3	44	44	0.1	10.0	1.2	2.0	440	440	572	572	528	5	96
30	30	MCP	10.2	63	1883	5.0	11.0	1.0	4.8	695	20836	1001	30039	868	31	83
4	4	CRP	1.4	69	277	0.7	8.0	1.0	4.2	577	2308	594	2375	469	30	89
7	7	LSL	2.4	51	357	0.9	9.0	0.9	3.3	462	3235	475	3327	425	92	81
28	28	LSR	9.5	62	1735	4.6	11.0	1.0	4.8	712	19924	794	22223	690	35	90
5	5	LSBk	1.7	67	335	0.9	9.0	0.8	2.4	601	3003	592	2959	480	11	88
4	4	LSBo	1.4	51	204	0.5	11.0	1.2	3.1	548	2193	704	2816	638	48	90
1	1	PLP	0.3	82	82	0.2	13.0	0.8	2.2	1066	1066	959	959	853	0	98
34	0	DRY	11.6	505	17159	45.2										40
18	0	CUL	6.1	42	764	2.0										
2	0	NS	0.7	165	330	0.9										
Total Units	Total Units Fully Measured				Total Length (ft.)						Total Area (sq.ft.)		Total Volume			
294	240				37999						157604		115538			

Table 3 - Summary of Pool Habitat Types

Stream Name: Miller Creek

LLID: 1224972380314

Drainage: Novato

Survey 7/17/2009 to 7/22/2009

Confluence Location: Quad: NOVATO

Legal Description: T02NR06WS11

Latitude: 38:01:53.1N

Longitude: 122:29:54.3W

Habitat Units	Units Fully Measured	Habitat Type	Habitat Occurrence (%)	Mean Length (ft.)	Total Length (ft.)	Total Length (%)	Mean Width (ft.)	Mean Residual Depth (ft.)	Mean Area (sq.ft.)	Estimated Total Area (sq.ft.)	Mean Residual Pool Vol (cu.ft.)	Estimated Total Resid. Vol (cu.ft.)	Mean Shelter Rating
31	31	MAIN	39	62	1927	39	10.8	1.0	686	21276	857	26564	30
49	49	SCOUR	61	61	2990	61	10.3	1.0	648	31729	612	29979	41
Total Units	Total Units Fully Measured				Total Length (ft.)					Total Area (sq.ft.)		Total Volume (cu.ft.)	
80	80				4917					53005		56543	

Table 4 - Summary of Maximum Residual Pool Depths By Pool Habitat Types

Stream Name:		Miller Creek		LLID:		1224972380314		Drainage:		Novato		
Survey		7/17/2009 to 7/22/2009		Confluence Location: Quad:		NOVATO		Legal Description:		T02NR06WS11		
		Latitude:		38:01:53.1N		Longitude:		122:29:54.3W				
Habitat Units	Habitat Type	Habitat Occurrence (%)	< 1 Foot Maximum Residual Depth	< 1 Foot Percent Occurrence	1 < 2 Feet Maximum Residual Depth	1 < 2 Feet Percent Occurrence	2 < 3 Feet Maximum Residual Depth	2 < 3 Feet Percent Occurrence	3 < 4 Feet Maximum Residual Depth	3 < 4 Feet Percent Occurrence	>= 4 Feet Maximum Residual Depth	>= 4 Feet Percent Occurrence
1	TRP	1	0	0	0	0	1	100	0	0	0	0
30	MCP	38	0	0	12	40	10	33	6	20	2	7
4	CRP	5	0	0	1	25	2	50	0	0	1	25
7	LSL	9	0	0	4	57	2	29	1	14	0	0
28	LSR	35	1	4	3	11	19	68	4	14	1	4
5	LSBk	6	0	0	2	40	3	60	0	0	0	0
4	LSBo	5	0	0	1	25	2	50	1	25	0	0
1	PLP	1	0	0	0	0	1	100	0	0	0	0
Total Units			Total < 1 Foot Max Resid. Depth	Total < 1 Foot % Occurrence	Total 1< 2 Feet Max Resid. Depth	Total 1< 2 Feet % Occurrence	Total 2< 3 Feet Max Resid. Depth	Total 2< 3 Feet % Occurrence	Total 3< 4 Feet Max Resid. Depth	Total 3< 4 Feet % Occurrence	Total >= 4 Feet Max Resid. Depth	Total >= 4 Feet % Occurrence
80			1	1	23	29	40	50	12	15	4	5
Mean Maximum Residual Pool Depth (ft.):			2									

Table 5 - Summary of Mean Percent Cover By Habitat Type

Stream Name:		Miller Creek		Dry Units:		34		LLID:		1224972380314		Drainage:		Novato									
Survey		7/17/2009 to 7/22/2009		Legal Description:		T02NR06WS11		Latitude:		38:01:53.1N		Longitude:		122:29:54.3W									
Confluence Location:		Quad: NOVATO		Habitat Type		Mean % Undercut Banks		Mean % SWD		Mean % LWD		Mean % Root Mass		Mean % Terr. Vegetation		Mean % Aquatic Vegetation		Mean % White Water		Mean % Boulders		Mean % Bedrock Ledges	
47	25	LGR	0	0	4	0	0	0	0	0	0	0	4	0									
1	1	HGR	0	0	0	0	0	0	0	0	0	100	0	0									
48	26	TOTAL RIFFLE	0	0	4	0	0	0	0	0	0	8	0	0									
38	25	GLD	13	6	2	6	24	10	0	0	0	0	0	0									
39	21	RUN	3	1	1	0	13	4	0	7	0	0	0	0									
35	11	SRN	14	5	0	7	1	0	0	9	0	0	0	0									
112	57	TOTAL FLAT	9	4	1	4	15	6	0	4	0	0	0	0									
1	1	TRP	0	0	0	0	100	0	0	0	0	0	0	0									
30	30	MCP	8	13	2	11	28	14	0	11	0	0	0	0									
4	4	CRP	9	0	0	9	20	13	0	0	0	0	0	0									
7	7	LSL	0	42	26	20	7	4	0	0	0	0	0	0									
28	28	LSR	33	11	5	37	9	1	0	1	0	0	0	0									
5	5	LSBk	10	0	0	10	0	9	0	31	0	0	0	0									
4	4	LSBo	13	35	0	0	0	8	0	38	0	0	0	0									
1	1	PLP	0	0	0	0	0	0	0	0	0	0	0	0									
80	80	TOTAL POOL	16	14	5	20	16	8	0	8	0	0	0	0									
18	0	CUL																					
2	0	NS																					
294	163	TOTAL	11	8	3	11	13	6	0	7	0	0	0	0									

Table 6 - Summary of Dominant Substrates By Habitat Type

Stream Name: Miller Creek **Dry Units:** 34 **LLID:** 1224972380314 **Drainage:** Novato
Survey: 7/17/2009 to 7/22/2009

Confluence Location: Quad: NOVATO **Legal Description:** T02NR06WS11 **Latitude:** 38:01:53.1N **Longitude:** 122:29:54.3W

Habitat Units	Units Fully Measured	Habitat Type	% Total Silt/Clay Dominant	% Total Sand Dominant	% Total Gravel Dominant	% Total Small Cobble Dominant	% Total Large Cobble Dominant	% Total Boulder Dominant	% Total Bedrock Dominant
47	22	LGR	0	55	32	5	5	5	0
1	1	HGR	0	0	0	0	0	100	0
38	28	GLD	14	61	25	0	0	0	0
39	24	RUN	8	46	46	0	0	0	0
35	16	SRN	6	56	25	6	0	0	6
1	1	TRP	0	0	100	0	0	0	0
30	30	MCP	23	57	20	0	0	0	0
4	4	CRP	0	75	25	0	0	0	0
7	7	LSL	29	57	14	0	0	0	0
28	28	LSR	7	75	18	0	0	0	0
5	5	LSBk	0	80	20	0	0	0	0
4	4	LSBo	25	25	50	0	0	0	0
1	1	PLP	0	0	0	0	0	0	100
18	0	CUL	0	0	0	0	0	0	0
2	0	NS	0	0	0	0	0	0	0

Table 7 - Summary of Mean Percent Canopy for Entire Stream

Stream Name: Miller Creek

LLID: 1224972380314

Drainage: Novato

Survey 7/17/2009 to 7/22/2009

Confluence Location: Quad: NOVATO

Legal Description: T02NR06WS11

Latitude: 38:01:53.1N

Longitude: 122:29:54.3W

Mean Percent Canopy	Mean Percent Conifer	Mean Percent Hardwood	Mean Percent Open Units	Mean Right Bank % Cover	Mean Left Bank % Cover
85	0	100	0	63	59

Note: Mean percent conifer and hardwood for the entire reach are means of canopy components from units with canopy values greater than zero.

Open units represent habitat units with zero canopy cover.

Table 8 - Fish Habitat Inventory Data Summary

Stream Miller Creek LLID: 1224972380314 Drainage Novato
 Survey Dates: 7/17/2009 to 7/22/2009 Survey Length (ft.): 37999 Main Channel (ft.): 37872 Side Channel (ft.): 127
 Confluence Location: Quad NOVATO Legal Description: T02NR06WS11 Latitude: 38:01:53.1N Longitude: 122:29:54.3W

Summary of Fish Habitat Elements By Stream Reach

STREAM REACH: 1

Channel Type: F4	Canopy Density (%): 85.4	Pools by Stream Length	14.3
Reach Length (ft.): 34343	Coniferous Component (%): 0.4	Pool Frequency (%):	27.4
Riffle/Flatwater Mean Width (ft.): 7.0	Hardwood Component	99.6	Residual Pool Depth (%):
BFW:	Dominant Bank	Hardwood Trees	< 2 Feet Deep: 30.0
Range (ft.): 16.00 to 38.00	Vegetative Cover (%): 61.3		2 to 2.9 Feet Deep: 50.0
Mean (ft.): 27.46	Dominant	Terrestrial Veg.	3 to 3.9 Feet Deep: 15.0
Std. Dev.: 6.47	Dominant Bank Substrate	Sand/Silt/Clay	>= 4 Feet Deep: 5.0
Base Flow (cfs): NA	Occurrence of LWD (%): 3.3	Mean Max Residual Pool Depth	2.39
Water (F): 56 - 66 Air (F): 55 - 76	LWD per 100 ft.:	Mean Pool Shelter	37
Dry Channel (ft.): 13630	Riffles: 1		
	Pools: 1		
	Flat: 0		

Pool Tail Substrate (%): Silt/Clay: 12.5 Sand: 22.5 Gravel: 57.5 Sm Cobble: 7.5 Lg Cobble: 0.0 Boulder: 0.0 Bedrock: 0.0
 Embeddedness Values (%): 1. 8.8 2. 16.3 3. 26.3 4. 48.8 5. 0.0

STREAM REACH: 2

Channel Type: B4	Canopy Density (%):	Pools by Stream Length
Reach Length (ft.): 2564	Coniferous Component (%):	Pool Frequency (%):
Riffle/Flatwater Mean Width (ft.):	Hardwood Component	Residual Pool Depth (%):
BFW:	Dominant Bank	< 2 Feet Deep:
Range (ft.): to	Vegetative Cover (%):	2 to 2.9 Feet Deep:
Mean (ft.):	Dominant	3 to 3.9 Feet Deep:
Std. Dev.:	Dominant Bank Substrate	>= 4 Feet Deep:
Base Flow (cfs): NA	Occurrence of LWD (%):	Mean Max Residual Pool Depth
Water (F): 55 - 66 Air (F): 74 - 74	LWD per 100 ft.:	Mean Pool Shelter
Dry Channel (ft.): 2564	Riffles:	
	Pools:	
	Flat:	

Pool Tail Substrate (%): Silt/Clay: 1. Sand: 2. Gravel: 3. Sm Cobble: 4. Lg Cobble: 5. Boulder: Bedrock:

Summary of Fish Habitat Elements By Stream Reach

STREAM REACH: 3

Channel Type: A3

Reach Length (ft.): 965

Riffle/Flatwater Mean Width (ft.):

BFW:

Range (ft.): to

Mean (ft.):

Std. Dev.:

Base Flow (cfs):

Water (F): NA Air (F): 74 - 74

Dry Channel (ft.): 965

Canopy Density (%):

Coniferous Component (%):

Hardwood Component

Dominant Bank

Vegetative Cover (%):

Dominant

Dominant Bank Substrate

Occurrence of LWD (%):

LWD per 100 ft.:

Riffles:

Pools:

Flat:

Pools by Stream Length

Pool Frequency (%):

Residual Pool Depth (%):

< 2 Feet Deep:

2 to 2.9 Feet Deep:

3 to 3.9 Feet Deep:

>= 4 Feet Deep:

Mean Max Residual Pool Depth

Mean Pool Shelter

Pool Tail Substrate (%):	Silt/Clay:	Sand:	Gravel:	Sm Cobble:	Lg Cobble:	Boulder	Bedrock:
Embeddedness Values (%):	1.	2.	3.	4.	5.		

Table 9 -Mean Percentage of Dominant Substrate and Vegetation

Stream Name: Miller Creek **LLID:** 1224972380314 **Drainage:** Novato
Survey 7/17/2009 to 7/22/2009
Confluence Location: Quad: NOVATO **Legal Description:** T02NR06WS11 **Latitude:** 38:01:53.1N **Longitude:** 122:29:54.3W

Mean Percentage of Dominant Stream Bank Substrate

Dominant Class of Substrate	Number of Units Right Bank	Number of Units Left Bank	Total Mean Percentage (%)
Bedrock	10	0	3.6
Boulder	8	11	6.9
Cobble/Gravel	3	1	1.5
Sand/Silt/Clay	116	125	88.0

Mean Percentage of Dominant Stream Bank Vegetation

Dominant Class of Vegetation	Number of Units Right Bank	Number of Units Left Bank	Total Mean Percentage
Grass	7	7	5.1
Brush	25	20	16.4
Hardwood	105	108	77.7
Coniferous	0	0	0.0
No Vegetation	0	2	0.7

Total Stream Cobble Embeddedness Values: 3

Table 10 - Mean Percent of Shelter Cover Types For Entire Stream

Stream Name: Miller Creek

LLID: 1224972380314

Drainage: Novato

Survey 7/17/2009 to 7/22/2009

Confluence Location: Quad: NOVATO

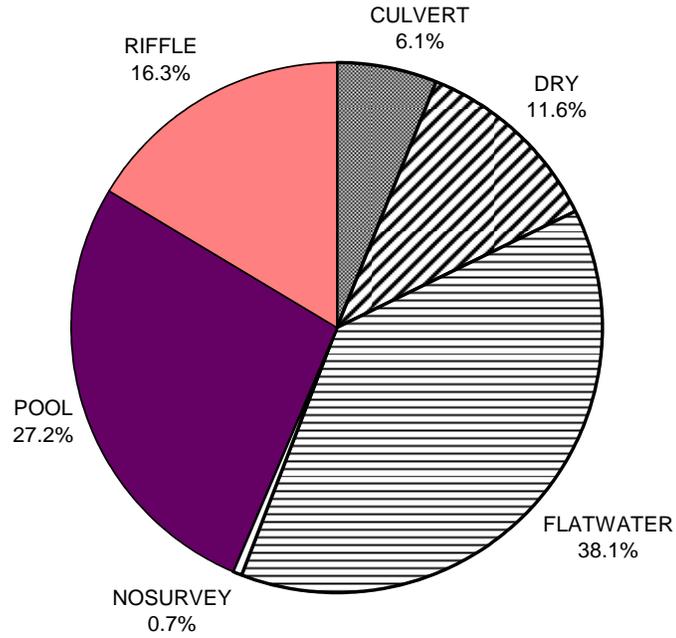
Legal Description: T02NR06WS11

Latitude: 38:01:53.1N

Longitude: 122:29:54.3W

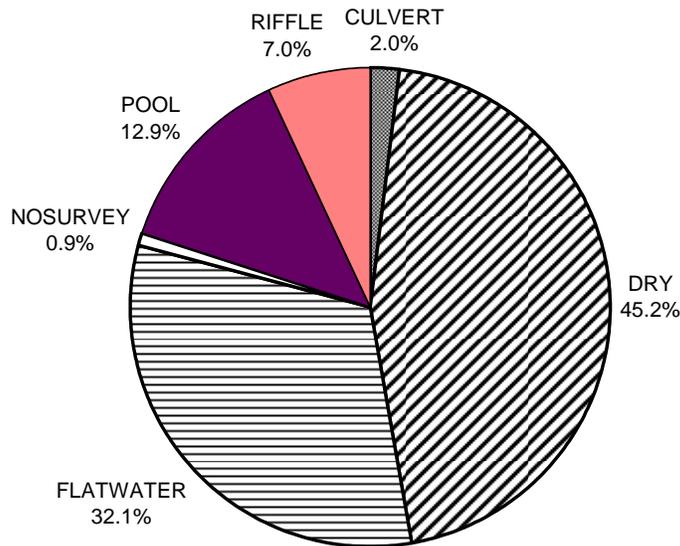
	Riffles	Flatwater	Pools
UNDERCUT BANKS (%)	0	9	16
SMALL WOODY DEBRIS (%)	0	4	14
LARGE WOODY DEBRIS (%)	4	1	5
ROOT MASS (%)	0	4	20
TERRESTRIAL VEGETATION	0	15	16
AQUATIC VEGETATION (%)	0	6	8
WHITEWATER (%)	0	0	0
BOULDERS (%)	8	4	8
BEDROCK LEDGES (%)	0	0	0

**MILLER CREEK 2009
HABITAT TYPES BY PERCENT OCCURRENCE**



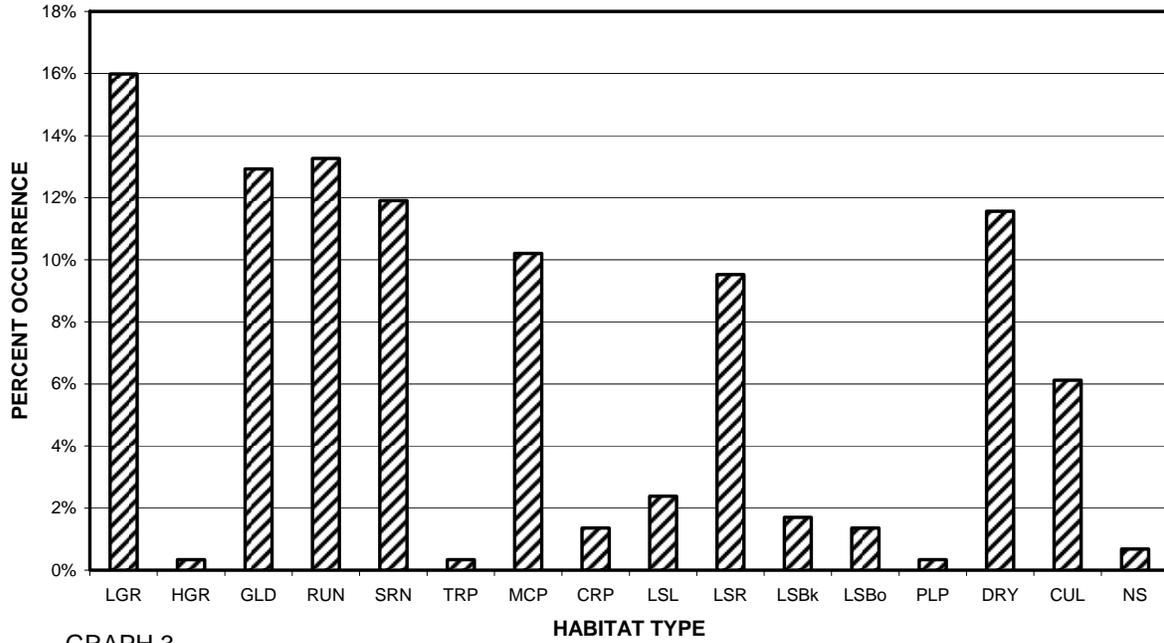
GRAPH 1

**MILLER CREEK 2009
HABITAT TYPES BY PERCENT TOTAL LENGTH**



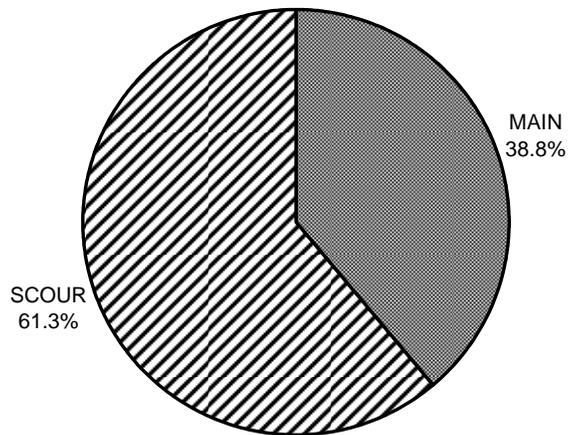
GRAPH 2

MILLER CREEK 2009 HABITAT TYPES BY PERCENT OCCURRENCE



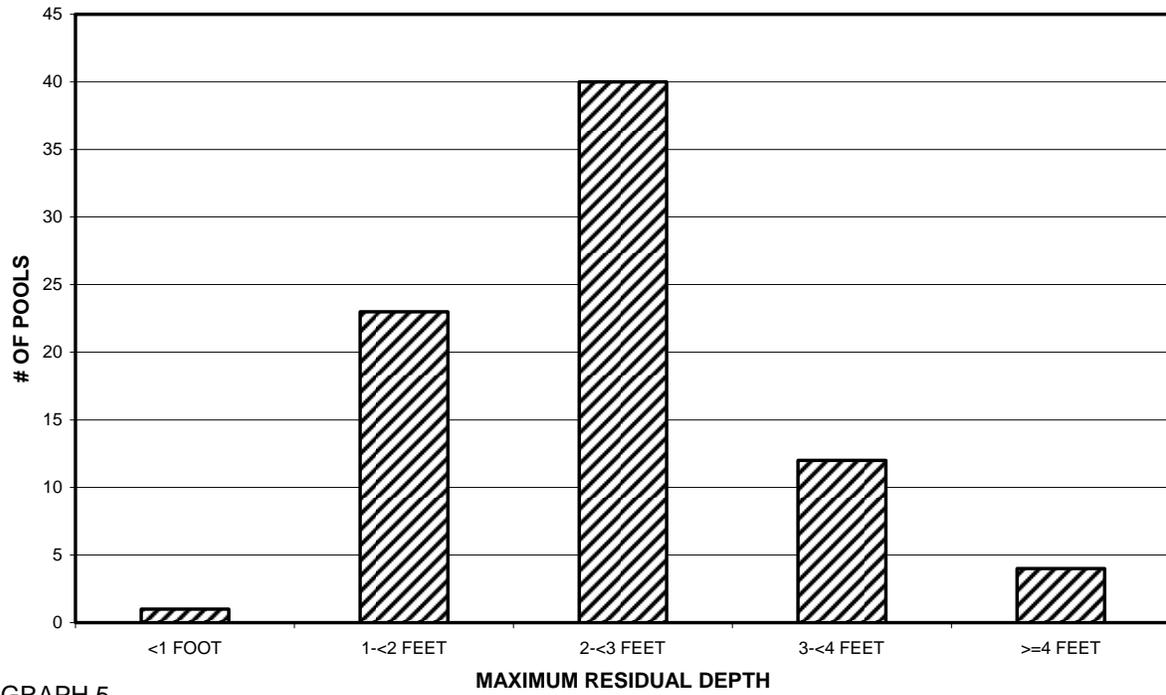
GRAPH 3

MILLER CREEK 2009 POOL TYPES BY PERCENT OCCURRENCE



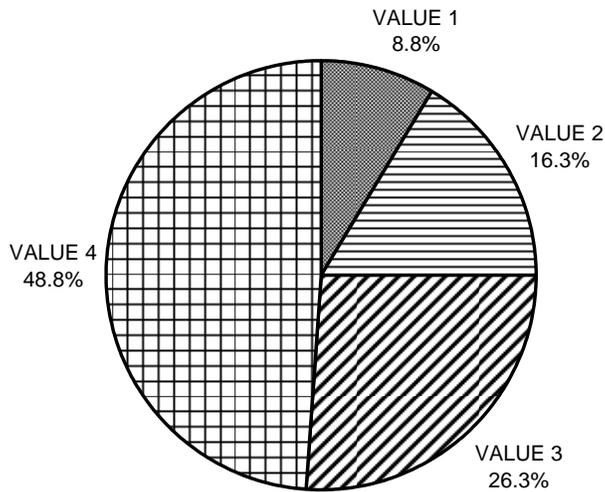
GRAPH 4

MILLER CREEK 2009 MAXIMUM DEPTH IN POOLS



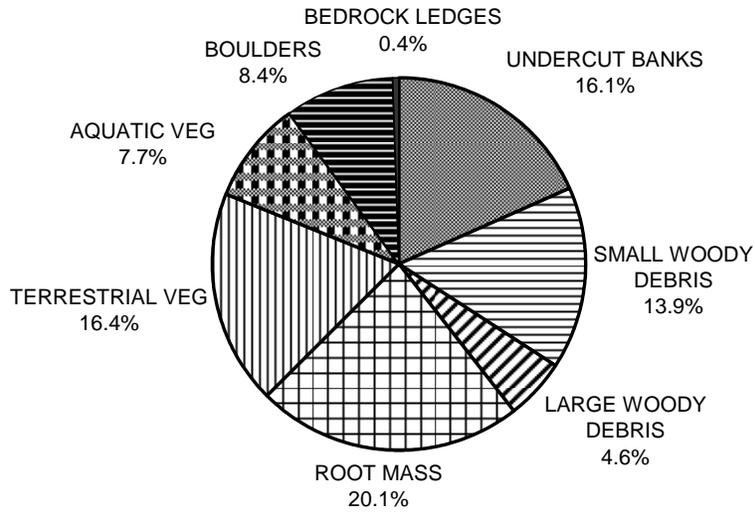
GRAPH 5

MILLER CREEK 2009 PERCENT EMBEDDEDNESS



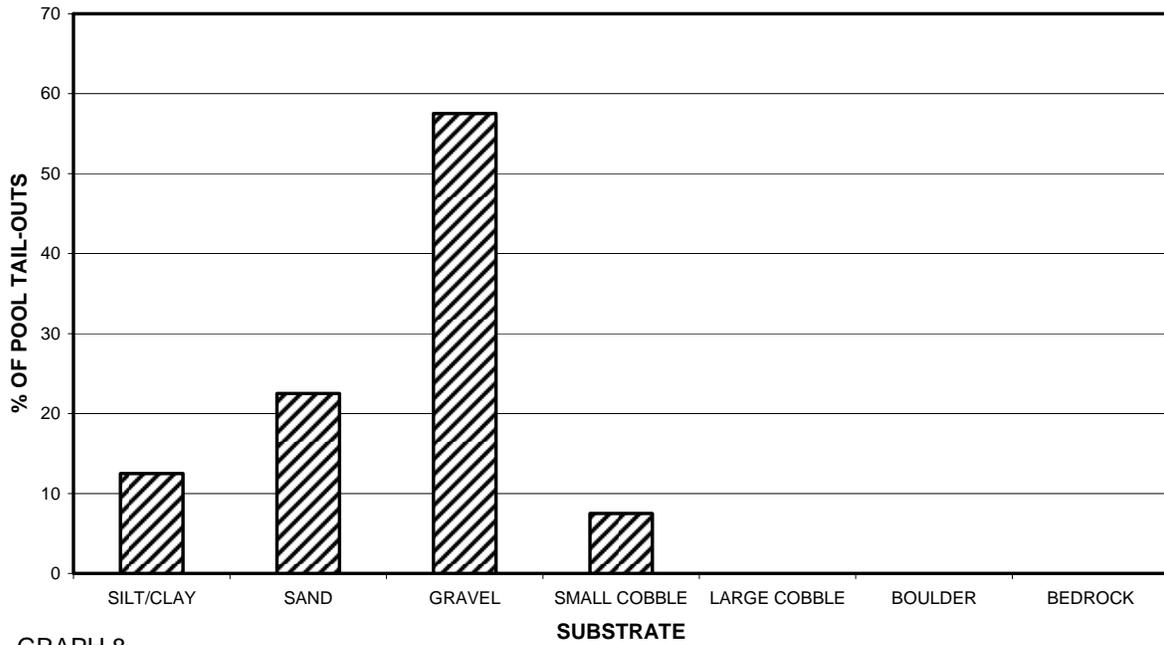
GRAPH 6

MILLER CREEK 2009 MEAN PERCENT COVER TYPES IN POOLS



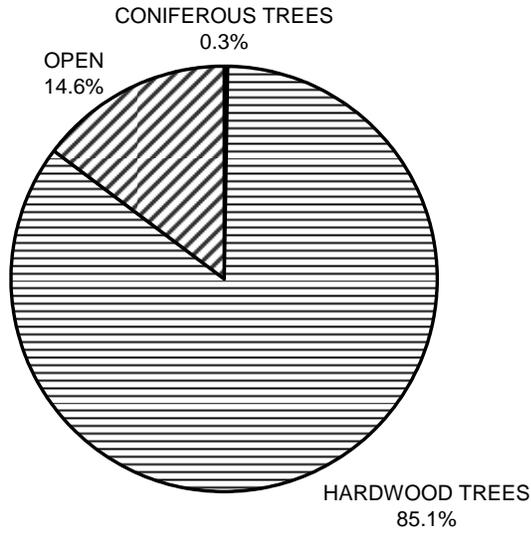
GRAPH 7

MILLER CREEK 2009 SUBSTRATE COMPOSITION IN POOL TAIL-OUTS



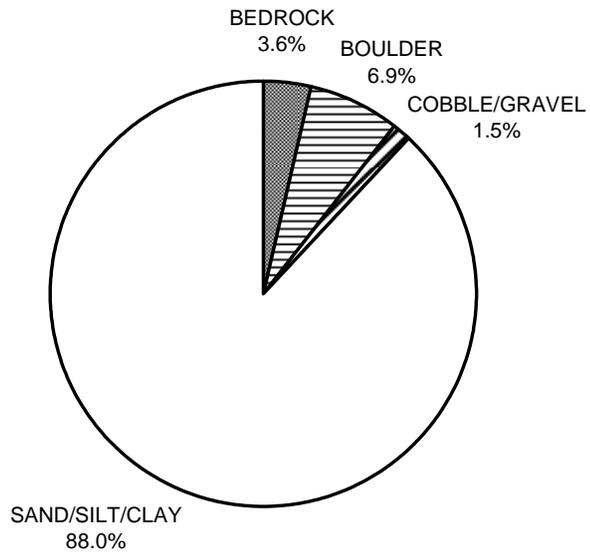
GRAPH 8

**MILLER CREEK 2009
MEAN PERCENT CANOPY**



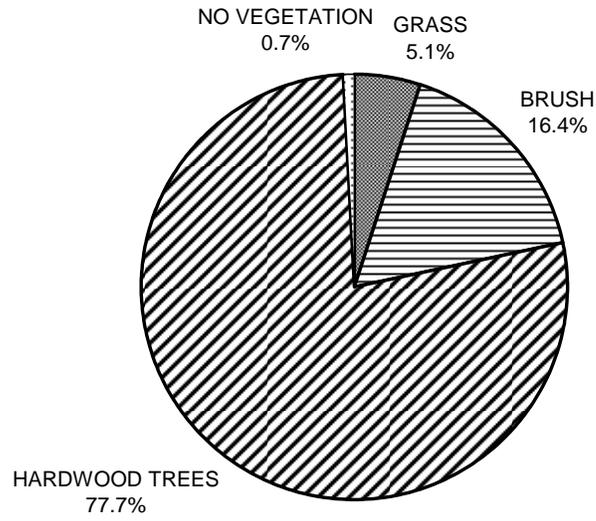
GRAPH 9

**MILLER CREEK 2009
DOMINANT BANK COMPOSITION IN SURVEY REACH**



GRAPH 10

**MILLER CREEK 2009
DOMINANT BANK VEGETATION IN SURVEY REACH**



GRAPH 11

From: [Kutter, Rhonda](#)
To: [housingelement](#)
Subject: RE: Development
Date: Tuesday, March 1, 2022 1:53:51 PM

From: raineytemkin@gmail.com <raineytemkin@gmail.com>
Sent: Monday, February 28, 2022 6:33 PM
To: Rodoni, Dennis <DRodoni@marincounty.org>
Subject: Development

Rainey Temkin would like information about:
Supervisor Rodoni,

I am writing to note my opposition to the development of homes on the property at the base of White Hill. In addition to being out of character with the pastoral nature of the San Geronimo Valley. 100 homes in this location will certainly negatively impact the environment, which the EIR will establish. In addition, traffic makes this an inappropriate site. As was recently seen during the repairs to Sir Francis Drake in Fairfax, the closure of one lane has a massive impact with traffic delays of 20+ minutes. The addition of 200-300 cars, plus deliveries, in and off of SFD will stop traffic on the hill, not to mention the risk to bicyclists coming down (a cyclist was recently hit and killed in the area). I understand that the County is required to identify areas for development, however, this location is not the answer.

Respectively,

Rainey Temkin

From: [Kutter, Rhonda](#)
To: [housingelement](#)
Subject: RE: Proposed Development of San Geronimo Valley
Date: Tuesday, March 1, 2022 1:54:35 PM

From: actemkin@gmail.com <actemkin@gmail.com>
Sent: Monday, February 28, 2022 5:42 PM
To: Rodoni, Dennis <DRodoni@marincounty.org>
Subject: Proposed Development of San Geronimo Valley

Andrew Temkin would like information about:
Supervisor Rodoni,

I am writing further to my conversation with your staff today to state my opposition to the development of homes on the property at the base of White Hill.

In addition to being out of character with the pastoral nature of the San Geronimo Valley. 100 homes in this location will certainly negatively impact the environment, which the EIR will establish. The traffic in this area also makes this an inappropriate site. As was recently seen during the repairs to Sir Francis Drake in Fairfax, the closure of one lane has a massive impact with traffic delays of 20+ minutes. The addition of 200-300 cars, plus deliveries, in and off of SFD will stop traffic on the hill, not to mention the risk to bicyclists coming down (a cyclist was recently hit and killed in the area).

I understand that the County is required to identify areas for development, however, this location is not the answer.

Respectfully,

Andrew Temkin

From: [Kutter, Rhonda](#)
To: [housingelement](#)
Subject: FW: 95 houses in SGV
Date: Tuesday, March 1, 2022 1:49:54 PM

From: Michael & Carol Snyder/Stanger <stangersnyder@yahoo.com>
Sent: Tuesday, March 1, 2022 12:03 PM
To: Rodoni, Dennis <DRodoni@marincounty.org>
Subject: 95 houses in SGV

We do not want SGV developed. The housing site proposed in Woodace is not wanted or needed. That area is a flood plain and drains into the San Geronimo creek. This creek has the only viable population of salmon left on Marin. This area will not pass a SEQUA review. Are you willing to spend the next ten years fighting the SGV community, a SEQUA review, and SPAWN over this?

Michael Snyder
Lagunitas

From: ladybug7a@gmail.com
To: [Tanielian, Aline](#)
Subject: Atherton corridor housing element
Date: Monday, February 28, 2022 9:04:14 AM

Donna Bellucci-rich would like information about:

In looking at the website, is this the last day to comment?

Through my neighbors I just found out about this. I never received notice.

The planners have equestrian ct listed as potential sites. You do not have #3 listed. Residence 1, 2, 4, 5, 6, 7 listed. Residences 1 & 4 have a drainage culvert running thru their property. We are #6. The back of our lot will flood if the culvert is not kept clear.

My father made this development to have animals and be in a more rural environment. I have lived on this block most of my life. As an adult I choose to live in the county vs city life.

Planners are trying to upzone parcels to add more density. I am not in favor of this.

My first concern is water... where is the add'l water coming from? I just read up north 4 dams are being considered for demolition. We are already on drought restrictions.

Roads... our roads are in horrible shape. Is atherton going to be 4 lanes?

Rush Creek... I don't see that that on the list.

Other comments to come.

From: [Kutter, Rhonda](#)
To: [housingelement](#)
Subject: FW:
Date: Tuesday, March 1, 2022 1:55:21 PM

From: rbell58812@aol.com <rbell58812@aol.com>
Sent: Monday, February 28, 2022 8:50 PM
To: Rodoni, Dennis <DRodoni@marincounty.org>
Subject:

Rex Bell would like information about:

My wife and I oppose the proposal to build 98 housing units at the site identified west of Whites Hill. Instead,, we suggest scattered site housing of 4-8 units per site (or 12-24 sites scattered across West Marin). Often when denser housing is developed it degrades the village architectural character and creates separate enclaves whose inhabitants are the beneficiaries of road, fire abatement and infrastructure improvements that should be shared by all.

Rex and Lisa Bell

Evans, Joyce

From: Maureen Cornelia <macornelia92@icloud.com>
Sent: Tuesday, March 1, 2022 3:30 PM
To: BOS
Subject: Updating Building Code & Permitting regulations

Hello,

One of the major obstacles to expanding affordable housing in the unincorporated area is the existing County policy and permitting regulations. Until this is addressed, the properties that are added to the Housing Element list as proposed sites will be meaningless.

Is the Board of Supervisors prepared to recommend a serious review of the current County policy and permitting regulations to reflect updated building approaches? This is a glaring omission in the Housing Element discussions to date.

Thank you,
'Maureen Cornelia
Inverness, CA

Sent from my iPad