

**Table C-4: Residential Sites Inventory by Community (FINAL ADJUSTMENTS to Unit Counts)**

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Developable)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
<b>North Marin</b>											
<b>Blackpoint-Greenpoint</b>											
<b>Vacant Sites</b>											
Vacant Blackpoint (Olive Ave)	143-110-31	<u>55.1</u> (19.0)	300 Olive Ave, Blackpoint	SF3/ARP-2	4	No	0	0	58	58	<b>Meets Criteria #2, 7</b> Existing Use - Vacant; Building-to-Land Value Ratio: 0.00
<b>Underutilized Sites</b>											
Greenpoint Nursery	153-190-24	<u>15.4</u> (3.5)	275 Olive Ave, Blackpoint	AG1/ARP-60	16	No	0	0	53	53	<b>Meets Criteria #2, 7</b> Existing Use - Wetlands/Vacant with nursery on corner; Building-to-Land Value Ratio: 0.00
<b>Marinwood/Lucas Valley</b>											
<b>Commercial Center Mixed Use</b>											
Marinwood Plaza	164-471-64	0.4	121 Marinwood Ave, Marinwood	GC/CP	30	4th & 5th	16	0	0	16	<b>Meets Criteria #4, 6, 7</b> Existing Use - Large format standalone commercial; GP Housing Overlay; Floor Area Ratio: 0.00; Building-to-Land Value Ratio: 0.00
	164-471-65	1.9	155 Marinwood Ave, Marinwood	GC/CP	30	4th & 5th	0	0	0	0	<b>Meets Criteria #4, 5</b> Existing Use - Grocery store, built 1959; GP Housing Overlay; Building-to-Land Value Ratio: 3.91
	164-471-69	1.1	175 Marinwood Ave, Marinwood	GC/CP	30	4th & 5th	<u>43</u>	0	0	<u>43</u>	<b>Meets Criteria #4, 5</b> Existing Use - Office park low, GP Housing Overlay; built 1962
	164-471-70	1.5	197 Marinwood Ave, Marinwood	GC/CP	30	4th & 5th	<u>46</u>	0	0	<u>46</u>	<b>Meets Criteria #4, 6, 7</b> Existing Use - Large format standalone commercial; GP Housing Overlay; Floor Area Ratio: 0.00; Building-to-Land Value Ratio: 1.54

ATTACHMENT 1

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Developable)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
Dixie School District Properties (Marinwood Plaza adjacent)	164-471-71	0.2	Marinwood Ave, Marinwood	GC/CP	30	4th & 5th	7	0	0	7	<b>Meets Criteria #2, 4</b> Existing Use - Storage facility; GP Housing Overlay
	164-471-72	0.3	Marinwood Ave, Marinwood	GC/CP	30	4th & 5th	13	0	0	13	<b>Meets Criteria #2, 4</b> Existing Use - Storage facility; GP Housing Overlay
Office Building	164-481-10	2.4	7 Mt Lassen Dr, Lucas Valley	GC/CP	30	No	58	0	0	58	<b>Meets Criteria #4, 6, 7</b> Existing Use – Office Park, Low; Floor Area Ratio: 0.310; Building-to-Land Value Ratio: 1.45
<b>Public Sites</b>											
Marin County Juvenile Hall	164-640-01	33.0 (10.0)	2 Jeannette Prandi Way, Lucas Valley	PF/PF	30	No	80	0	0	80	<b>Meets Criteria #2, 3</b> Existing Use - County juvenile hall facility, offices, and open field.
<b>Religious Sites</b>											
Carmelite Monastery of the Mother of God	164-290-80	3.2	530 Blackstone Dr, Santa Venetia	PR/RMP-0.1	20	No	0	32	0	32	<b>Meets Criteria #2, 5</b> Existing Use - Religious center (parking lot only); built 1965
<b>Other<sup>1</sup> - North Marin</b>											
<b>Vacant Sites</b>											
Buck Center Vacant Property	125-180-79	97.3 (24.3)	Redwood Hwy, Blackpoint	AG1/A60	1	No	0	0	<u>0</u>	<u>0</u>	<b>Meets Criteria #2</b>
	125-180-85	136.5 (12.2)	Redwood Hwy, Blackpoint	AG1/A60	20	No	<u>150</u>	<u>77</u>	22	<u>249</u>	<b>Meets Criteria #2</b>
<b>Underutilized Sites</b>											
Atherton Corridor	143-101-35	1.0	761 Atherton Ave, North Novato	SF3/A2-B4	20	No	0	4	0	4	<b>Meets Criteria #4, 5, 7</b> Existing Use - Rural residential lot SF detached, built 1938; Building-to-Land Value Ratio - 0.52
Atherton Corridor	143-101-37	4.0	777 Atherton Ave, North Novato	SF3/A2-B4	20	No	30	8	0	38	<b>Meets Criteria #4, 5, 7</b>

<sup>1</sup> Sites that did not fall within the boundaries of CDPs within unincorporated communities in North Marin (Black Point – Green Point or Marinwood- Lucas Valley) but are located in North Marin.

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											Existing Use - Rural residential lot, SF detached; built 1932; Building-to-Land Value Ratio: 0.21
Atherton Corridor	143-101-20	4.8	791 Atherton Ave, North Novato	SF3/A2-B4	20	No	37	13	0	50	<b>Meets Criteria #4, 6, 7</b> Existing Use - Rural residential lot, SF detached; built 1926; Building-to-Land Value Ratio: 0.54
Atherton Corridor	143-101-17	5.6	805 Atherton Ave, North Novato	SF3/A2-B4	20	No	42	13	0	55	<b>Meets Criteria #4, 5, 7</b> Existing Use - Rural residential lot, SF detached; built 1939; Building-to-Land Value Ratio: 0.04
<b>West Marin</b>											
<b>Northern Coastal West Marin (Dillon Beach, Tomales)</b>											
<b>Vacant Sites</b>											
Vacant Tomales	102-075-06	0.3	Shoreline Hwy, Tomales	C-NC/C-VCR-B1	20	No	0	0	6	6	<b>Meets Criteria #2</b>
	102-075-07	0.1	Shoreline Hwy, Tomales	C-NC/C-VCR-B1	20	No	0	0	2	2	<b>Meets Criteria #2</b>
Vacant Tomales	102-062-01	0.7	Dillon Beach Rd, Tomales	C-SF6/C-RSP-7.26	7	No	0	0	4	4	<b>Meets Criteria #2</b>
Vacant Tomales	102-075-02	0.3	Shoreline Hwy, Tomales	C-NC/C-VCR-B1	20	No	0	0	5	5	<b>Meets Criteria #2</b>
Vacant Tomales	102-041-44	4.8	290 Dillon Beach Rd, Tomales	C-SF6/C-RSP-7.26	7	No	0	0	13	13	<b>Meets Criteria #2</b>
<b>Religious Sites</b>											
Tomales Catholic Church	102-080-23	<u>2.0</u>	26825 State Route 1, Tomales	C-NC/C-VCR-B1	20	No	0	13	0	13	<b>Meets Criteria #2, 7</b> Existing Use – Religious center (Parking Lot); Building-to-Land Value Ratio: 0.62
<b>Underutilized Sites</b>											
Tomales Nursery	102-051-09	0.3	27235 State Route 1	C-NC/C-VCR-B1	20	No	0	0	3	3	<b>Meets Criteria #4, 7</b> Existing Use - Low intensity strip commercial; Building-to-Land Value Ratio: 0.16

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	102-051-08	0.3	27235 State Route 1	C-NC/C-VCR-B1	20	No	0	0	3	3	<b>Meets Criteria #5, 7</b> Existing Use - Estate lot SF detached, built 1931; Building-to-Land Value Ratio: 0.59
Tomales	102-051-07	0.6	200 Valley Ave, Tomales	C-NC/C-VCR-B1	20	No	0	0	6	6	<b>Meets Criteria #4, 7</b> Existing Use - Rural residential lot SF detached, built 1990; Building-to-Land Value Ratio: 0.59
Tomales	102-075-09	0.5	29 John St, Tomales	C-NC/C-VCR-B1	20	No	0	0	5	5	<b>Meets Criteria #4, 5, 7</b> Existing Use - Rural residential lot SF detached, built 1924; Building-to-Land Value Ratio: 0.22
<b>Central Coastal West Marin (Point Reyes Station, Inverness)</b>											
<b>Underutilized Sites</b>											
Inverness Underutilized Residential	112-143-04	0.2	30 Balmoral Way, Inverness	C-SF3/C-RSP-1	7	No	0	0	<u>0</u>	<u>0</u>	<b>Meets Criteria #2, 4, 5, 7</b> Existing Use - Large lot SF detached; Building-to-Land Value Ratio: 0.00; Vacant
	112-143-05	0.2	40 Balmoral Way, Inverness	C-SF3/C-RSP-1	7	No	0	0	<u>0</u>	<u>0</u>	<b>Meets Criteria #4, 5, 7</b> Existing Use - Large lot SF detached, built 1904; Building-to-Land Value Ratio: 0.73
	112-143-06	0.2	50 Balmoral Way, Inverness	C-SF3/C-RSP-1	7	No	0	0	<u>0</u>	<u>0</u>	<b>Meets Criteria #2, 4, 5, 7</b> Existing Use - Large lot SF detached; Building-to-Land Value Ratio: 0.00; Vacant
Inverness Underutilized Residential	112-143-03	0.2	20 Balmoral Way, Inverness	C-SF3/C-RSP-1	7	No	0	0	<u>0</u>	<u>0</u>	<b>Meets Criteria #4, 5, 7</b> Existing Use - Large lot SF detached, built 1913; Building-to-Land Value Ratio: 0.25
Inverness Underutilized Residential	112-144-28	0.3	55 Balmoral Way, Inverness	C-SF3/C-RSP-1	7	No	0	0	<u>0</u>	<u>0</u>	<b>Meets Criteria #4, 7</b> Existing Use - Estate lot sf detached, built 1988; Building-to-Land Value Ratio: 0.75

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Inverness Underutilized Residential	112-143-07	0.4	60 Balmoral Way, Inverness	C-SF3/C-RSP-1	7	No	0	0	0	0	<b>Meets Criteria #4, 6</b> Existing Use - Estate lot sf detached, Floor Area Ratio: 0.01
Inverness Underutilized Residential	112-144-25	0.3	75 Balmoral Way, Inverness	C-SF3/C-RSP-1	7	No	0	0	0	0	<b>Meets Criteria #4, 5, 7</b> Existing Use - Estate lot sf detached, built 1909; Building-to-Land Value Ratio: 0.87
Pt. Reyes Village (5th St)	119-222-08	1.0	60 Fifth St, Pt. Reyes Station	C-SF3/C-RSP-1	20	No	17	0	0	17	<b>Meets Criteria #4, 5, 7</b> Existing Use - Low intensity strip commercial; built 1953; Building-to-Land Value Ratio: 0.68
Pt. Reyes Village Red/Green Barn	119-198-05	1.5	510 Mesa Rd, Pt. Reyes Station	C-NC/C-VCR-B2	20	No	24	0	0	24	<b>Meets Criteria #2, 7</b> Existing Use – Barn; Building-to-Land Value Ratio: 0.82
<b>Public Sites</b>											
Inverness County Site	112-220-08	0.1	Sir Francis Drake Blvd, Inverness	C-SF3/C-RSP-0.33	20	No	0	0	0	0	<b>Meets Criteria #2, 3</b> Existing Use - Vacant public property
	112-220-09	0.9	Sir Francis Drake Blvd, Inverness	C-SF3/C-RSP-0.33	20	No	0	0	0	0	<b>Meets Criteria #2, 3</b> Existing Use - Vacant public property
Pt. Reyes County Vacant Site	119-260-03	2.0	9 Giacomini Rd, Pt. Reyes Station	C-NC/C-RMPC	20	No	32	0	0	32	<b>Meets Criteria #2, 3</b> Existing Use – Vacant County site
	119-270-12	0.3	10 Giacomini Rd, Pt. Reyes Station	C-NC/C-RMPC	20	No	5	0	0	5	<b>Meets Criteria #2, 3</b> Existing Use – Vacant County site
Pt. Reyes Coast Guard Rehabilitation/Conversion	119-240-73	31.4	100 Commodore Webster Dr, Pt. Reyes Station	C-OA/C-OA	0	No	50	0	0	50	<b>Meets Criteria #2, 3</b> Existing Use - Military
<b>Rehabilitation Sites</b>											
Grandi Building/Site	119-234-01	2.5	54 B ST, Pt. Reyes Station	C-NC/C-VCR-B2	20	4th & 5th	21	0	0	21	<b>Meets Criteria #4, 5</b> Existing Use - Large format standalone commercial (vacant);

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											built 1914; Potential rehabilitation of historic building
<b>Religious Sites</b>											
Presbytery of the Redwoods	119-202-05	<u>0.6</u>	11445 State Route 1, Pt. Reyes Station	C-SF4/C-RA-B3	20	No	0	3	0	3	<b>Meets Criteria #2</b> Existing Use - Religious center (parking lot only)
<b>Vacant Sites</b>											
Vacant Pt. Reyes Station	119-203-01	0.1	Mesa Rd, Pt. Reyes Station	C-NC/C-VCR-B2	20	No	0	0	2	2	<b>Meets Criteria #2</b>
	119-203-03	0.1	Mesa Rd, Pt. Reyes Station	C-NC/C-VCR-B2	20	No	0	0	2	2	<b>Meets Criteria #2</b>
<b>The Valley (Nicasio, San Geronimo Valley, Woodacre, Lagunitas, Forest Knolls)</b>											
<b>Rehabilitation Sites</b>											
Office - Forest Knolls (Upper Floors)	168-141-12	0.1	6900 Sir Francis Drake Blvd, Forest Knolls	NC/VCR	20	No	0	0	2	2	<b>Meets Criteria #4, 5, 7</b> Existing Use - Low intensity strip commercial, built 1938; Building-to-Land Value Ratio: 0.65
Office - Lagunitas (Upper Floors and Rear Prop)	168-175-06	0.9	7120 Sir Francis Drake Blvd, Lagunitas	GC/H1	20	No	16	0	0	16	<b>Meets Criteria #4, 6</b> Existing Use - Large format standalone commercial; Floor Area Ratio: 0.18
Office - Lagunitas (Upper Floors and Rear Prop)	168-192-28	1.3	7282 Sir Francis Drake Blvd, Lagunitas	GC/CP	20	No	<u>0</u>	<u>10</u>	4	14	<b>Meets Criteria #4, 5, 7</b> Existing Use - Commercial recreation facility; built 1925; Building-to-Land Value Ratio: 0.90
<b>Religious Sites</b>											
Saint Cecilia Church	168-183-04	0.9	428 W. Cintura, Lagunitas	SF4/R1-B3	30	No	16	0	0	16	<b>Meets Criteria #2</b> Existing Use - Religious center (Parking Lot Only)
Presbyterian Church San Geronimo	169-101-21	<u>1.2</u>	6001 Sir Francis Drake Blvd, San Geronimo	SF5/R1-B2	20	No	0	15	0	15	<b>Meets Criteria #2</b> Existing Use - Religious center (parking lot only)
<b>Underutilized Sites</b>											

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Residential next to Forest Knolls Trailer Park	168-131-04	6.5	6760 Sir Francis Drake Boulevard, Forest Knolls	SF3/RA-B4	20	No	0	0	8	8	<b>Meets Criteria #4, 5, 7</b> Existing Use - Rural residential lot sf detached, built 1953; Building-to-Land Value Ratio: 1.25
<b>Public Sites</b>											
Nicasio Corporation Yard - Marin County	121-050-34	13.9 (2.2)	5600 Nicasio Valley Road, Nicasio	AG1/ARP-60	20	No	16	0	0	16	<b>Meets Criteria #2, 3</b> Existing Use – vacant portion of County corporation yard Pre-development study already underway
Woodacre Fire Station	172-111-01	0.4	33 Castle Rock, Woodacre	SF5/R1-B2	20	No	0	10	0	10	<b>Meets Criteria #3, 5</b> Existing Use - Fire station, built 1940s
	172-111-02	0.8	33 Castle Rock, Woodacre	SF5/R1-B2	20	No	0	0	0	0	Existing Use - Fire station, built 1940s (facilities to remain)
	172-104-02	1.4	33 Castle Rock, Woodacre	SF5/R1-B2	20	No	0	0	0	0	Existing Use - Fire station facility (access road to remain)
<b>Vacant Sites</b>											
Vacant Nicasio	121-080-05	0.2	4449 Nicasio Valley Rd, Nicasio	NC/RMPC-1	20	No	0	0	<u>0</u>	<u>0</u>	<b>Meets Criteria #2</b>
<b>Southern Coastal West Marin (Stinson Beach, Bolinas, Muir Beach)</b>											
<b>Credit</b>											
Aspen Lots	192-102-22	0.2	430 Aspen Rd, Bolinas	C-SF5/C-RA-B2	0	No	2	0	0	2	<b>Meets Criteria #4, 5, 7</b> Existing Use - Estate Lot SF, detached; built 1971; Building-to-Land Value Ratio: 0.61
Downtown Project	193-061-03	1.8	31 Wharf Rd, Bolinas	C-SF5/C-RA-B2	0	No	<u>9</u>	0	<u>0</u>	<u>9</u>	<b>Meets Criteria #4, 7</b> Existing Use - Residential common area; Building-to-Land Value Ratio: 0.00
Overlook Lots	192-061-14	0.5	530 Overlook Dr, Bolinas	C-SF5/C-RA-B2	0	No	2	0	0	2	<b>Meets Criteria #2, 7</b> Existing Use – Vacant Building-to-Land Value Ratio: 0.00
<b>Underutilized Sites</b>											

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Stinson Beach Underutilized Residential	195-193-15	0.3	128 Calle Del Mar, Stinson Beach	C-SF6/C-R1	7	No	0	0	2	2	<b>Meets Criteria #4, 5, 7</b> Existing Use - Small lot sf detached, built 1922; Building-to-Land Value Ratio: 0.55
	195-193-18	<u>0.04</u>	129 Calle Del Mar, Stinson Beach	C-SF6/C-R1	7	No	0	0	1	1	<b>Meets Criteria #4, 5, 7</b> Existing Use - Very small lot sf detached, built 1922; Building-to-Land Value Ratio: 0.50
Stinson Beach Commercial	195-193-35	0.3	3422 State Route 1, Stinson Beach	C-NC/C-VCR	20	No	0	0	5	5	<b>Meets Criteria #3, 4</b> Existing Use - Non urban civic
<b>Vacant Sites</b>											
Stinson Beach Community Center - Vacant	195-211-05	0.9	10 Willow Ave, Stinson Beach	C-SF6/C-R1	7	No	0	0	5	5	<b>Meets Criteria #2</b>
<b>Other <sup>2</sup>- West Marin</b>											
<b>School Sites</b>											
Shoreline Unified School District	102-080-19	2.1	Shoreline Highway, Tomales	C-SF3/C-RSP-1.6	20	No	35	0	0	35	<b>Meets Criteria #2</b> Existing Use - Vacant school property
	102-080-20	0.4	Shoreline Highway, Tomales	C-SF3/C-RSP-1.6	20	No	9	0	0	9	<b>Meets Criteria #2</b> Existing Use - Vacant school property
Tomales Joint Union High School District	102-080-10	0.7	State Route 1, Tomales	C-SF3/C-RSP-1.6	20	No	0	14	0	14	<b>Meets Criteria #2</b> Existing Use - Vacant school property
<b>Religious Sites</b>											
Olema Catholic Church	166-181-01	<u>3.6</u>	10189 State Route 1, Olema	C-NC/C-VCR	20	No	<u>20</u>	0	0	<u>20</u>	<b>Meets Criteria #2</b> Existing Use - Religious center (Parking Lot only)

<sup>2</sup> Sites that did not fall within the boundaries of CDPs within unincorporated communities in West Marin (Northern Coastal West Marin, Central Coastal West Marin, The Valley, or Southern Coastal West Marin) but are located in West Marin.



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<b>Underutilized Sites</b>											
Olema Commercial	166-202-01	1.0	10002 State Route 1, Olema	C-NC/C-VCR	20	No	0	10	0	10	<b>Meets Criteria #4, 5, 7</b> Existing Use -Low intensity strip commercial, built 1881; Building-to-Land Value Ratio: 0.96
Olema Commercial	166-213-01	0.5	9870 State Route 1, Olema	C-NC/C-VCR	20	No	0	0	5	5	<b>Meets Criteria #4, 5, 7</b> Existing Use -Low intensity strip commercial, built 1900; Building-to-Land Value Ratio: 0.80
Olema Commercial	166-213-02	1.0	9840 State Route 1, Olema	C-NC/C-VCR	20	No	0	10	0	10	<b>Meets Criteria #4, 5, 7</b> Existing Use -Rural residential lot SF detached, built 1915; Building-to-Land Value Ratio: 0.29
Olema Commercial	166-202-04	1.1	9950 Sir Francis Drake Blvd, Olema	C-NC/C-VCR	20	No	0	11	0	11	<b>Meets Criteria #4, 5, 7</b> Existing Use -Low intensity strip commercial; built 1881; Building-to-Land Value Ratio: 0.96
<b>Central Marin</b>											
<b>Santa Venetia/Los Ranchitos</b>											
<b>Religious Sites</b>											
St. Vincent's School for Boys	155-011-29	20.2	St. Vincent Dr, Santa Venetia	PD/A2	20	4th & 5th	0	0	0	0	<b>Meets Criteria #1, 2</b> Developer/Property Owner Interest Existing Use – Vacant/Agricultural
	155-011-28	74.0	St. Vincent Dr, Santa Venetia	PD/A2	20	4th & 5th	0	0	0	0	
	155-011-30	221.0 (55.0)	St. Vincent Dr, Santa Venetia	PD/A2	20	4th & 5th	440	0	495	935	
Church of Jesus Christ	180-272-03	5.4	220 N San Pedro Rd, Santa Venetia	SF5/A2-B2	20	No	35	0	0	35	<b>Meets Criteria #2</b> Existing Use - Religious center (Parking Lot only)
Congregation Rodef Shalom Marin	180-281-34	2.9	170 N San Pedro Rd, Santa Venetia	SF5/A2-B2	20	No	0	13	0	13	<b>Meets Criteria #2</b> Existing Use - Religious center (parking lot only)

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<b>School Sites</b>											
Bernard Osher Marin Jewish Community Center	180-281-35	<u>1.9</u>	180 N San Pedro Rd, Santa Venetia	SF5/A2-B2	20	No	10	0	0	10	<b>Meets Criteria #2</b> Existing Use – Religious center (Parking Lot only)
	180-281-21	<u>2.5</u>	200 N San Pedro Rd, Santa Venetia	SF5/A2-B2	20	No	13	0	0	13	<b>Meets Criteria #2</b> Existing Use - Religious center (Parking Lot only)
	180-281-25	<u>1.7</u>	210 N San Pedro Rd, Santa Venetia	OC/AP	20	No	13	0	0	13	<b>Meets Criteria #2</b> Existing Use - Religious center (Parking Lot only)
McPhail School	180-151-18	4.3	1565 Vendola Dr, Santa Venetia	PF-SF6/PF-RSP-4.36	0	No	0	0	33	33	<b>Meets Criteria #1</b> Property Owner Interest Existing Use - Closed School
	180-161-09	1.0	N San Pedro Rd, Santa Venetia	PF-SF6/PF-RSP-4.36	0	No	0	0	0	0	Existing Use - Closed school
	180-161-10	4.3	N San Pedro Rd, Santa Venetia	PF-SF6/PF-RSP-4.36	0	No	0	0	0	0	Existing Use - Closed school
Old Gallinas Children Center	180-123-01	7.7	251 N San Pedro Rd, Santa Venetia	PF-SF6/PF-RSP-4.36	30	No	50	0	0	50	<b>Meets Criteria #2, 3</b> Existing Use - Closed school (with ball field to remain)
<b>Vacant</b>											
Vacant Santa Venetia	180-171-32	1.1	180-171-32 (N San Pedro Rd), Santa Venetia	SF5/A2-B2	4	No	0	0	2	2	<b>Meets Criteria #2</b>
Outnumbered2, LLC	180-261-10	27.9	Oxford Drive, Santa Venetia	SF5/A2-B2	4	No	0	0	<u>4</u>	<u>4</u>	<b>Meets Criteria #1</b>
Vacant Santa Venetia	179-332-19	1.0	179-332-19 (Edgehill Way), Santa Venetia	SF6/R1	7	No	0	0	3	3	<b>Meets Criteria #2</b>
Vacant Bayhills Drive	180-333-01	1.5	Bayhills Drive, Santa Venetia	PR/RMP-1	8	No	0	0	5	5	<b>Meets Criteria #2</b>
<b>Kentfield/Greenbrae</b>											
<b>School Sites</b>											

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Developable)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
College of Marin Parking Lot	071-132-11	0.8	Sir Francis Drake Blvd, Kentfield	PF/PF	30	No	21	0	0	21	<b>Meets Criteria #1, 2</b> Developer/Property Owner Interest Existing Use–Parking Lot; combined with College of Marin Commercial Frontage site below
	071-132-12	0.3		PF/PF	30	No	7	0	0	7	
College of Marin Parking Lot	074-092-11	0.2	139 Kent Ave, Kentfield	PF/PF	20	No	3	0	0	3	
	074-181-18	2.7		PF/PF	20	No	48	0	0	48	
	074-092-17	0.2		PF/PF	20	No	2	0	0	2	
<b>Underutilized Sites</b>											
College of Marin (Commercial Frontage)	074-031-56	0.2	937 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	10	0	10	<b>Meets Criteria #4, 5, 7</b> Existing Use - Low intensity strip commercial, built 1943; Building-to-Land Value Ratio: 0.00
	074-031-58	0.1	941 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	5	0	5	<b>Meets Criteria #4, 5, 7</b> Existing Use - Low intensity strip commercial, built 1954; Building-to-Land Value Ratio: 0.00
	074-031-60	0.1	939 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	10	0	10	<b>Meets Criteria #4, 5, 7</b> Existing Use - Low intensity strip commercial, built 1951; Building-to-Land Value Ratio: 0.00
Kentfield Commercial Underutilized	074-031-54	0.1	923 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	4	0	4	<b>Meets Criteria #4, 5</b> Existing Use - Low intensity strip commercial, built 1913
	074-031-65	0.3	921 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	6	0	6	<b>Meets Criteria #4, 7</b> Existing Use - Low intensity strip commercial; Building-to-Land Value Ratio: 0.32
Kentfield Commercial Underutilized	074-031-68	0.2	935 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	5	0	5	<b>Meets Criteria #4, 5, 7</b> Existing Use - Low intensity strip commercial, built 1950; Building-to-Land Value Ratio: 1.00

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Developable)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
	074-031-69	0.1	Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	3	0	3	<b>Meets Criteria #4, 7</b> Existing Use - Large format standalone commercial; Building-to-Land Value Ratio: 0.00
Sloat Garden Center	071-191-47	1.1	700 Sir Francis Drake Blvd, Kentfield	SF6/R1	30	No	26	0	0	26	<b>Meets Criteria #4, 5, 7</b> Existing Use - Large format standalone commercial; built 1946 Building-to-Land Value Ratio: 0.17
	071-191-48	0.2	700 Sir Francis Drake Blvd, Kentfield	SF6/R1	30	No	5	0	0	5	<b>Meets Criteria #4, 7</b> Existing Use - Large format standalone commercial; Building-to-Land Value Ratio: 0.00
Kentfield Commercial Underutilized	074-031-39	0.3	929 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	8	0	8	<b>Meets Criteria #4</b> Existing Use - Low intensity strip commercial, built 1979; Building-to-Land Value - 2.96; Floor Area Ratio: 0.80
Kentfield Commercial Underutilized	074-031-45	0.2	907 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	5	0	5	<b>Meets Criteria #4</b> Existing Use - Low intensity strip commercial, built 1975; Building-to-Land Value - 1.89; Floor Area Ratio: 0.58
Kentfield Commercial Underutilized	074-031-61	0.3	913 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	7	0	7	<b>Meets Criteria #4, 5, 7</b> Existing Use - Low intensity strip commercial, built 1957; Building-to-Land Value - 1.29
Kentfield Commercial Underutilized	074-031-63	0.1	Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	4	0	4	<b>Meets Criteria #2, 4</b> Vacant; Existing Use - Low intensity strip commercial
Kentfield Commercial Underutilized	074-031-74	0.2	943 Sir Francis Drake Blvd, Kentfield	NC/RMPC	0	No	0	5	0	5	<b>Meets Criteria #4, 7</b> Existing Use - Low intensity strip commercial, built 1976; Building-to-Land Value Ratio: 1.09
Kentfield Commercial Underutilized	074-031-75	0.7	901 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	18	0	0	18	<b>Meets Criteria #4, 7</b> Existing Use - Low intensity strip commercial; Building-to-Land Value Ratio: 1.66

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Developable)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
Kentfield Commercial Underutilized	074-031-77	0.2	911 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	6	0	6	<b>Meets Criteria #4, 7</b> Existing Use - Low intensity strip commercial; Building-to-Land Value Ratio: 1.00
25 Bayfield (Kentfield)	022-071-01	0.4	25 Bayview Rd, Kentfield	MF3/RMP-6	10	No	0	0	3	3	<b>Meets Criteria #4, 5, 7</b> Existing Use - Estate lot sf detached, built 1910; Building-to-Land Value Ratio: 0.29
<b>Religious Sites</b>											
Kentfield Catholic Church	022-010-21	<u>2.4</u>	215 Bon Air Rd, Kentfield	PF-SF5/R1-B2	30	No	0	14	0	14	<b>Meets Criteria #2</b> Existing Use – Religious center (parking lot only)
<b>Other-<sup>3</sup> Central Marin</b>											
<b>Credit</b>											
Albion Monolith	018-087-13	0.5	33 Albion St, California Park	MF3/RMP-9	0	No	0	0	0	0	<b>Meets Criteria #4, 5, 7</b> Existing Use - Rural residential lot SF detached; built 1938; Building-to-Land Value Ratio:0.34
	018-087-14	1.2	37 Albion St, California Park	MF3/RMP-9	0	No	1	0	8	9	<b>Meets Criteria #4, 5, 7</b> Existing Use - Rural residential lot SF detached; built 1930; Building-to-Land Value Ratio: 0.16
San Quentin Adjacent Vacant Property	018-152-12	55.2	E Sir Francis Drake Blvd, San Quentin	PF/A2-B2	0	No	115	115	0	230	<b>Meets Criteria #2</b> Existing Use - Non-urban civic, vacant
<b>Vacant Sites</b>											
Cal Park	018-086-17	0.2	Woodland Ave, California Park	MF2/RSP-4	30	4th	0	0	4	4	<b>Meets Criteria #2</b> GP Housing Overlay
	018-086-18	0.7	Woodland Ave, California Park	MF2/RSP-4	30	4th	0	0	17	17	<b>Meets Criteria #2</b> GP Housing Overlay

<sup>3</sup> Sites that did not fall within the boundaries of CDPs within unincorporated communities in Central Marin (Santa Venetia/ Los Ranchitos or Kentfield/Greenbrae) but are in the Central Marin area.

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Developable)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
Lucas Valley Environs Vacant	018-075-28	0.9	Woodland Ave, California Park	MF2/RSP-4	30	4th	0	0	15	15	Meets Criteria #2 GP Housing Overlay
	018-074-16	1.9	Woodland Ave, California Park	MF2/RSP-4	30	No	25	0	0	25	Meets Criteria #2
	018-081-04	1.3	Auburn St, California Park	MF2/RSP-4	30	No	0	0	24	24	Meets Criteria #2
	018-083-01	0.1	Auburn St, California Park	MF2/RSP-4	8	No	0	0	1	1	Meets Criteria #2
	018-085-23	1.0	Auburn St, California Park	MF2/RSP-4	8	No	0	0	17	17	Meets Criteria #2
	018-083-09	0.4	Auburn St, California Park	MF2/RSP-4	8	No	0	0	2	2	Meets Criteria #2
	018-082-13	0.5	Auburn St, California Park	MF2/RSP-4	8	No	0	0	3	3	Meets Criteria #2
	018-084-12	01.2	Auburn St, California Park	MF2/RSP-4	8	No	0	0	2	2	Meets Criteria #2
	164-280-35	59.0 (3.5)	1501 Lucas Valley Road, Lucas Valley Environs	AG1/A60	7	No	0	0	26	26	Meets Criteria #2
Karuna	177-220-10	10.8	1 Sacramento Ave, Sleepy Hollow	MF2/RMP-1.0	1	No	0	0	10	10	Meets Criteria #2
<b>Underutilized Sites</b>											
Sacramento/San Anselmo Properties	177-203-03	0.7	4 Sacramento Ave, Sleepy Hollow	SF6/R1	30	No	0	0	16	16	Meets Criteria #4, 7 Existing Use – Apartment; Building-to-Land Value Ratio: 1.53
	177-203-04	0.8	404 San Francisco Blvd, Sleepy Hollow	SF6/R1	30	No	13	0	5	18	Meets Criteria #4, 7 Existing Use – Multiple SF detached units; Building-to-Land Value Ratio: 1.16
	177-220-41	0.3	San Francisco Blvd, Sleepy Hollow	SF6/R1	30	No	7	0	0	7	Meets Criteria #2 Existing Use – Vacant

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Developable)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
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Sacramento/San Anselmo Properties	177-203-09	0.6	60 Sacramento Ave, Sleepy Hollow	SF6/R1	30	No	<u>0</u>	<u>0</u>	<u>23</u>	23	<b>Meets Criteria #4, 5, 7</b> Existing Use – Rural residential lot SF detached; built 1925; Building-to-Land Value Ratio: 0.58
<b>Religious Sites</b>											
Subud California	177-202-08	<u>3.0</u>	100 Sacramento Ave, Sleepy Hollow	PR/RMP-0.1	20	No	0	4	0	4	<b>Meets Criteria #2, 7</b> Existing Use - Religious center (parking lot only); Building-to-Land Value Ratio: 1.07
<b>Commercial Mixed Use Sites</b>											
Oak Manor Commercial Center	174-011-33	1.1	2410 Sir Francis Drake Blvd, Unincorporated Fairfax	GC/C1	30	4th & 5th	25	0	0	25	<b>Meets Criteria #4, 5, 7</b> Existing Use - Low intensity strip mall; built 1965; Building-to-Land Value Ratio: 1.13
	174-011-36	0.5	2400 Sir Francis Drake Blvd, Unincorporated Fairfax	GC/C1	30	4th & 5th	11	0	0	11	<b>Meets Criteria #4, 7</b> Existing Use - Low intensity strip mall; Building-to-Land Value Ratio: 0.38
<b>School Sites</b>											
Hidden Valley Elementary School Vacant Area	177-011-13	0.6	Fawn Dr, Sleepy Hollow	PF-SF4/PF-RSP-2	8	No	0	0	<u>0</u>	<u>0</u>	<b>Meets Criteria #2</b> Existing Use - Vacant school property
San Domenico School	176-300-30	522.4 (2.4)	1500 Butterfield Rd, Sleepy Hollow	PR/RMP-0.1	30	No	50	0	0	50	<b>Meets Criteria #1, 7</b> Property owner interest; built 1964
<b>Southern Marin</b>											
<b>Strawberry</b>											
<b>Vacant Sites</b>											
North Knoll Rd/Saint Thomas Dr	034-012-26	5.9	Knoll Rd, Strawberry	PR/RMP-0.2	16	No	0	<u>8</u>	<u>48</u>	<u>56</u>	<b>Meets Criteria #2</b>

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Developable)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
	034-061-09	0.6	Knoll Rd, Strawberry	PR/RMP-0.2	16	No	0	0	3	3	<b>Meets Criteria #2</b>
<b>Credit</b>											
North Coast Seminary	043-261-25	48.4	201 Seminary Dr, Strawberry	MF2/RMP-2.47	0	4th	0	0	<u>49</u>	<u>49</u>	<b>Meets Criteria #1, 5, 7</b> Existing Use - Non closed seminary college, built 1959; Building-to-Land Value Ratio: 0.04
	043-261-26	25.1	300 Storer Dr, Strawberry	MF2/RMP-2.47	0	4th	0	0	<u>40</u>	<u>40</u>	Existing Use - Non urban civic; Building-to-Land Value Ratio: 0.28
<b>Underutilized Sites</b>											
Strawberry Commercial (one owner)	043-151-03	0.2	670 Redwood Hwy Frontage Rd, Strawberry	GC/H1	30	No	0	0	6	6	<b>Meets Criteria #4, 5, 7</b> Existing Use - Office park low, built 1939; Building-to-Land Value Ratio: 0.86
	043-151-09	0.3	680 Redwood Hwy Frontage Rd, Strawberry	GC/H1	30	No	0	0	7	7	<b>Meets Criteria #4, 5, 7</b> Existing Use - Motel, built 1944; Building-to-Land Value Ratio: 0.91
Strawberry Commercial (one owner)	043-151-02	0.3	664 Redwood Hwy Frontage Rd, Strawberry	GC/H1	30	No	0	0	9	9	<b>Meets Criteria #4, 7</b> Existing Use - Motel, built 1977; Building-to-Land Value Ratio: 0.51
	043-151-31	1.5	690 Redwood Hwy Frontage Rd, Strawberry	GC/H1	30	No	0	0	38	38	<b>Meets Criteria #4, 7</b> Existing Use -Low intensity strip commercial, built 1997; Building-to-Land Value Ratio: 0.07
<b>Commercial Center Mixed Use Sites</b>											
Strawberry Village Center (North of Belvedere Dr)	043-321-03	<u>9.2</u>	800 Redwood Hwy Frontage Rd, Strawberry	GC/RMPC	30	No	28	0	0	28	<b>Meets Criteria #2</b> Existing Use - Grocery store, parking area; GP Housing Overlay
Strawberry Village Center (South of Belvedere Dr)	043-151-30	3.9	750 Redwood Hwy Frontage Rd, Strawberry	GC/RMPC	30	No	72	0	0	72	<b>Meets Criteria #4, 7</b> Existing Use – Commercial center (excludes In-N-Out); Building-to-Land Value Ratio: 0.38
<b>Public Sites</b>											



Board of Supervisor District, Strategy, and Site Name	APN	Acres (Developable)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
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Strawberry Recreation District Site	043-361-54	3.1	Redwood Hwy Frontage Rd, Strawberry	MF4/RMP-12.1	30	No	<u>0</u>	0	<u>46</u>	46	<b>Meets Criteria #2, 3</b> Existing Use - Vacant public property
<b>Tam Valley (Tamalpais-Homestead Valley)</b>											
<b>Underutilized Sites</b>											
Jack Krystal Hotel Parcel Site	052-227-09	<u>2.2</u>	260 Redwood Hwy Frontage Rd, Almonte	RC/BFC-RCR	30	No	0	0	36	36	<b>Meets Criteria #4, 7</b> Existing Use -Low intensity strip commercial; Building-to-Land Value Ratio- 0.01
<b>Credit</b>											
150 Shoreline	052-371-03	0.5	150 Shoreline Hwy, Strawberry	GC/CP	0	4th	0	0	10	10	<b>Meets Criteria #2</b> Existing Use -Vacant
	052-371-04	0.9	150 Shoreline Hwy, Strawberry	GC/CP	0	4th					<b>Meets Criteria #4, 5, 7</b> Existing Use -Low intensity strip commercial, built 1971; Building-to-Land Value 2.37
	052-371-06	0.3	150 Shoreline Hwy, Strawberry	GC/CP	0	4th					<b>Meets Criteria #4</b> Existing Use -Low intensity strip commercial
	052-371-07	0.3	150 Shoreline Hwy, Strawberry	GC/CP	0	4th					<b>Meets Criteria #4</b> Existing Use -Low intensity strip commercial, built 1975; Building-to-Land Value 3.35
<b>Underutilized Sites</b>											
<u>Holiday Inn Mill Valley</u>	<u>052-371-09</u>	<u>3.1</u>	<u>160 Shoreline Highway, Strawberry</u>	<u>GC/CP</u>	<u>30</u>	<u>No</u>	<u>72</u>	<u>0</u>	<u>0</u>	<u>72</u>	<b>Meets Criteria #4, 5, 7</b> <u>Existing Use - Motel, built 1972; Building-to-Land Value Ratio: 0.62</u>
<b>Public Sites</b>											
Tam Junction State Vacant Lot	052-041-27	0.5	Shoreline Hwy, Tamalpais	MF4.5/RMP-12.45	30	4th	0	12	0	12	<b>Meets Criteria #2, 3</b> Existing Use - Vacant State property
<b>Marin City</b>											

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Developable)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
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<b>Religious Sites</b>											
Peace Lutheran Church	052-062-05	<u>3.7</u>	205 Tennessee Valley Rd, Tamalpais	SF6/RA-B1	20	No	20	0	0	20	<b>Meets Criteria #2, 5</b> Existing Use – Religious center (parking lot only); built 1959
Cornerstone Community Church of God	052-140-38	<u>0.8</u>	626 Drake Ave, Marin City	NC/RMPC	20	No	0	4	0	4	<b>Meets Criteria #2</b> Existing Use – Religious center (parking lot only), built 1988
<b>Commercial Center Mixed Use Sites</b>											
Marin Gateway Center	052-490-08	<u>20.1</u>	190 Donahue St, Marin City	GC/CP	30	No	0	50	50	100	<b>Meets Criteria #4, 6</b> Existing Use – Low intensity strip commercial; GP Housing Overlay; Building-to-Land Value – 1.67; Floor Area Ratio: 0.20
<b>Credit</b>											
825 Drake	052-112-03	1.0	825 Drake Ave, Marin City	MF4.5/RMP-34	0	No	74	0	0	74	<b>Meets Criteria #4, 5</b> Existing Use - Large format standalone commercial; built 1967
<b>Vacant Sites</b>											
Donahue Highlands (formerly LiBao)	052-140-33	49.2 (24.6)	Off Donahue St., Marin City	PR/RMP-0.5	1	No	0	0	25	25	<b>Meets Criteria #2</b>
<b>School Sites</b>											
MLK Academy School Site	052-140-39	8.4	610 Drake Ave, Marin City	PF/PF	20	No	0	63	0	63	<b>Meets Criteria #3</b> Elementary School
<b>Other<sup>4</sup> - Southern Marin</b>											
<b>Vacant Sites</b>											
Pan Pac Ocean Site	034-012-21	1.6	Eagle Rock Rd, Strawberry	PR/RMP-0.2	16	No	0	0	3	3	<b>Meets Criteria #2</b>
	034-012-27	8.4	Eagle Rock Rd, Strawberry	PR/RMP-0.2	16	No	0	0	17	17	<b>Meets Criteria #2</b>

<sup>4</sup> Sites that did not fall within the boundaries of CDPs within unincorporated communities in Southern Marin (Strawberry, Tam Valley, Marin City) but are in the Southern Marin area.

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Developable)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
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	034-012-28	1.2	Eagle Rock Rd, Strawberry	PR/RMP-0.2	16	No	0	0	2	2	Meets Criteria #2
	034-012-29	5.0	Eagle Rock Rd, Strawberry	PR/RMP-0.2	16	No	0	0	10	10	Meets Criteria #2
<b>Credit</b>											
									<u>0</u>	<u>0</u>	