



Marin County Housing Element Candidate Housing Sites and Selection Process Comments

Summary

Marin County conducted a robust process to share information and to solicit feedback on the process used to identify housing sites for inclusion in the Marin County Housing Element. The County is required by state law to prepare a plan which identifies sites where its assigned Regional Housing Needs Allocation (RHNA) of 3,569 housing units at different income levels can be built. While the County does not build the planned housing, they must, along with the specific sites, provide the zoning and policies and programs to ensure these sites can be developed.

At a December 7th meeting, the Board of Supervisors provided direction on a set of guiding principles to guide the process. One of the principles directed for substantive public engagement. Between late January 2022 and mid-March 2022, the County provided a variety of opportunities and formats for the public to use to share their feedback through written and verbal comments and use of digital tools. They included:

Outreach Opportunity	Comment Methods
On-line community workshop January 20	Participants could ask questions and submit comments in the chat.
County-wide Roads Shows	Ten virtual meetings were conducted at Design Review Board, Community and neighborhood specific locations throughout the County. Depending on the meeting, participants could comment verbally and/or in writing using the chat feature. Responses to unanswered questions were provided in a follow-up.

Balancing Act Digital Tool*	On-line digital tool that allowed participants to balance the sites to meet a desired number of units. It also allowed for site specific comments. <i>*County staff held 4 sessions of office hours to assist anyone who had questions about how to use the tool.</i>
Marin County Atlas	On-line map that showed natural hazards and constraints to be considered. Users could consult the details of a specific property and make site specific comments.
Site Suggestions and Feedback Map	On-line map populated with the identified candidate housing sites to allow for an alternative platform for comments. The map also compiled additional sites suggestions from the public.
Email and Voicemails	Members of the public could send feedback directly to County staff via email and/or voicemail.

To make it easier for the team to review the comments, the attached tables were created to organize the written comments submitted using various tools. They are attached to this document as an appendix.

Marin County Housing Element: Candidate Housing Sites and Selection Process Comments Received via Email or Balancing Act Submissions – Key Themes

PCL—Incorrect or Inconsistent Categorization of Parcels: Parcels have been incorrectly or arbitrarily categorized in the Draft Candidate Housing Sites List.

INF—Limited Infrastructure: Sites have limited infrastructure and/or limited capacity to support sufficient infrastructure for more development.

SER—Insufficient / Limited Access to Schools, Services, etc. Sites lack sufficient access to or resources to support schools, proximity to jobs, shopping, and amenities, and other required services.

TRF—Traffic Congestion: Site unsuitable due to traffic congestion

PRK—Lack of Parking: Site unsuitable due to lack of parking

PTR—Lack of Public Transportation: Site lacks access to public transportation

ACT—Lack of Active Transportation Infrastructure: Lack of safe access for pedestrians and bicyclists

NMR—No More Room for Additional Development or Too Much Additional Development Proposed: Site has no more room/infrastructure capacity etc. for development or is already overdeveloped, or the amount of additional development proposed is too much for the site.

SEA—Threat of Sea Level Rise / Current Flooding: Area is prone to sea level rise and/or current flooding. Makes the entire site unsuitable, or development should be limited to levels above the sea rise/flood zone.

NAT—Impacts Natural / Agricultural Resources: development on site will impact natural and/or agricultural resources; located in rural area which is not appropriate for development

CUL—Impacts Cultural Resources: Impacts tribal site or other cultural resources

FIR—Fire Risk / Limited Access for Emergency Services: site unsuitable due to fire risk / limited access for exit or egress in case of fire / limited access for emergency vehicles

WAT—Lack of Water / Septic Water Issues: Not enough water currently or for more development; insufficient clean water and septic issues

HLT—Air Quality / Chemicals / Other Health Impacts: Additional development will impact air quality, add toxins to the environment, or otherwise create negative impacts on community health.

EQT—Inequitable Development / Need for Equitable Development: Affects equitable housing; either it will improve housing equity OR site already has a majority of public housing/low income units in area; or will not assist in providing equitable housing / improving housing equity.

GDL—Good location: Identified as good location for housing; may be some caveats

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
1009 Idleberry (Lucas Valley/Marinwood)	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.	Email		X	X	X								X				
1501 Lucas Valley Road (Lucas Valley/Marinwood)	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.	Email		X	X	X								X				
223 Shoreline Highway (Tam Junction)	(Comment edited for length) 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 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 (which) 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 sites from the 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. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: 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. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. 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 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. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X	X	X	X		X		X	X	X	X	X	X		
223 Shoreline Highway (Tam Junction)	(Comment edited for length) 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 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 (which) 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 sites from the 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. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: 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. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. 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 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. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X	X	X	X		X		X	X	X	X	X	X		
254 Lucas Valley Road near Terra Linda Ridge	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.	Email			X	X					X							X
254 Lucas Valley Road near Terra Linda Ridge	I found the online tools for commenting cumbersome and inscrutable, and much too time consuming to use. So, the following are my comments about specific housing allotment recommendations in Marinwood Lucas Valley. Lucas Valley Rd/near terra Linda Ridge: 26 Where is this? Where the stable is now located?	Email																

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
254 Lucas Valley Road Near Terra Linda Ridge	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 homeownership 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.	Email	X		X	X			X	X		X		X			X	X
254 Lucas Valley Road near Terra Linda Ridge	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)	Email		X	X	X				X				X				
254 Lucas Valley Road near Terra Linda Ridge	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)	Email		X	X	X				X				X				
254 Lucas Valley Road near Terra Linda Ridge	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 LucasValley 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. (5) 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. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) 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.	Email			X	X				X		X		X				
2800 West Novato Blvd., Novato	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	Email																X

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
4260 Sir Francis Drake Boulevard, Woodacre	Hello Supervisor Rodoni, This message is regarding the Housing Element site proposals. Like yourself, I 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.	Email				X		X				X		X	X			
530 Blackstone Drive (Marinwood / Lucas Valley)	(Comment edited for length) 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. 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 area. 1. Lucas Valley Road / Mt Muir Court 2. Juvenile Detention Center/Jeanette Prandi Way 3. 7 Mt Lassen 4. 530 Blackstone Dr 5. Marinwood Market area. 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. Water Shortages. Lack of Infill Infrastructure. Building Atop Unmarked Graves. 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 alternative detention facility. 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. 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. The potential Housing sites listed for the Lucas Valley communities seem to ignore the mandate for locating housing near services and transportation. 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.	Email (See Email Comments Received.PDF, pp. 173-178)		X		X				X		X	X	X	X		X	
530 Blackstone Drive (Marinwood / Lucas Valley)	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.	Email		X	X					X							X	
530 Blackstone Drive (Marinwood / Lucas Valley)	I found the online tools for commenting cumbersome and inscrutable, and much too time consuming to use. So, the following are my comments about specific housing allotment recommendations in Marinwood Lucas Valley: 530 Blackstone Drive (site of religious house) - 32 ???	Email																
530 Blackstone Drive (Marinwood / Lucas Valley)	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)	Email		X	X	X				X				X				
530 Blackstone Drive (Marinwood / Lucas Valley)	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)	Email		X	X	X				X				X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
530 Blackstone Drive (Marinwood / Lucas Valley)	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) - 327; Mt Lassen (site of office park) – 58; 2 Jeannette Prandi Way (site of Juvenile Hall); 254 LucasValley 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. (5) 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. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) 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.	Email			X	X				X		X			X			
6 Jeanette Prandi Way (Lucas Valley)	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.	Email		X	X	X								X				
6900 Sir Francis Drive Boulevard (San Geronino)	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.	Email								X		X					X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GBL	
7 Mt. Lassen (Marinwood / Lucas Valley)	(Comment edited for length) 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. 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 area. 1. Lucas Valley Road / Mt Muir Court 2. Juvenile Detention Center/Jeanette Prandi Way 3. 7 Mt Lassen 4. 530 Blackstone Dr 5. Marinwood Market area. 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. Water Shortages. Lack of Infill Infrastructure. Building Atop Unmarked Graves. 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 alternative detention facility. 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. 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. The potential Housing sites listed for the Lucas Valley communities seem to ignore the mandate for locating housing near services and transportation. 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.	Email (See Email Comments Received.PDF, pp. 173-178)			X		X				X		X	X	X	X		X	
7 Mt. Lassen (Marinwood / Lucas Valley)	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.	Email			X	X	X								X				
7 Mt. Lassen (Marinwood / Lucas Valley)	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.	Email			X	X					X							X	
7 Mt. Lassen (Marinwood / Lucas Valley)	I found the online tools for commenting cumbersome and inscrutable, and much too time consuming to use. So, the following are my comments about specific housing allotment recommendations in Marinwood Lucas Valley. 7 Mt Lassen (site of office park) - 58: Would this replace office park? If so 58 apartments or condos seems reasonable. No market rate	Email															X	X	
7 Mt. Lassen (Marinwood / Lucas Valley)	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 homeownership 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.	Email		X		X	X						X		X		X	X	
7 Mt. Lassen (Marinwood / Lucas Valley)	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.	Email																	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
7 Mt. Lassen (Marinwood / Lucas Valley)	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)	Email		X	X	X				X				X				
7 Mt. Lassen (Marinwood / Lucas Valley)	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)	Email		X	X	X				X				X				
7 Mt. Lassen (Marinwood / Lucas Valley)	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. 4: Consider Environmental Hazards: 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.	Email				X				X				X				
7 Mt. Lassen (Marinwood / Lucas Valley)	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. 4: Consider Environmental Hazards: 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.	Email				X				X				X				
7 Mt. Lassen (Marinwood / Lucas Valley)	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 LucasValley 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. (5) 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. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) 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.	Email				X	X			X		X		X				
7 Mt. Lassen (Marinwood / Lucas Valley)	With respect to the Lucas Valley sites being considered as potential housing sites, I submit the following comments: 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 Newson's priorities to shift housing away from rural wildfire-prone areas and closer to urban centers.	Email	X			X		X		X		X		X				
70 Oxford Drive, Santa Venetia	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.	Email	X			X				X		X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
B - 160 Shoreline Highway (Almonte)	(Comment edited for length) 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 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 (which) 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 sites from the 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. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: 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. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. 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 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. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X			X					X	X		X			X	
B - 160 Shoreline Highway (Almonte)	(Comment edited for length) 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 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 (which) 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 sites from the 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. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: 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. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. 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 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. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X		X		X	X	X	X	X	X	X		

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
B - 160 Shoreline Highway (Almonte)	(Comment edited for length) 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 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 (which) 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 sites from the 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. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways:. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: 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. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. 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 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. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X	X	X	X		X		X	X	X	X	X	X		
B - 160 Shoreline Highway (Almonte)	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.	Email				X					X			X				
B - 160 Shoreline Highway (Almonte)	ATTACHMENT from Tam Design Review Board: 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)	Email																
B - 160 Shoreline Highway (Almonte)	I am writing to 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. The need for housing our homeless is desperate but building residential space at Tam Junction is just NOT logical. The idea of building along Shoreline/ 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	Email	X	X	X	X		X		X	X	X	X	X	X	X		

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
B - 160 Shoreline Highway (Almonte)	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. he 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.	Email				X			X		X							
B - 160 Shoreline Highway (Almonte)	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.	Email				X					X			X				
B - 160 Shoreline Highway (Almonte)	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.	Email				X					X	X						
Bon Air Shopping Center (Greenbrae)	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.	Email																X
D - Los Ranchitos Road (Los Ranchitos)	(Comment edited for length) The homeowners and residents of Los Ranchitos (LR) strongly believe that re-zoning LR for denser housing in 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, LR is fully built out. LR 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 LR are highlighted in the map. 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. 3. Incorrect Improvement-to-land ratios on property tax records. We disagree with the County's assessment of LR properties as "underutilized residential" according to the definition presented. Properties in LR 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. 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. 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. 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 LR. 7. Fire hazard in the Wildland Urban Interface (WUI). 8. Emergency Vehicle Entry, Evacuation and Egress. 9. Cumulative effects of additional housing at Northgate. The only way into and out of the LR neighborhood is LR 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. 11. Water in Marin County. 12. Water in LR. 13. Lack of suburban infrastructure in LR. 14. Many ephemeral creeks divide properties into smaller portions. 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. 16. LR is a wildlife corridor. We would be happy to host planner(s) in actually viewing and experiencing our neighborhood so they can come to understand just how inappropriate multi-family housing would be here. 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.	Email (See Email Comments Received.PDF, pp. 64-74)	X	X		X				X	X		X	X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
D - Los Ranchitos Road (Los Ranchitos)	(Comment edited for length) The homeowners and residents of Los Ranchitos (LR) strongly believe that re-zoning LR for denser housing in 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, LR is fully built out. LR 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 LR are highlighted in the map. 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. 3. Incorrect improvement-to-land ratios on property tax records. We disagree with the County's assessment of LR properties as "underutilized residential" according to the definition presented. Properties in LR 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. 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. 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. 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 LR. 7. Fire hazard in the Wildland Urban Interface (WUI). 8. Emergency Vehicle Entry, Evacuation and Egress. 9. Cumulative effects of additional housing at Northgate. The only way into and out of the LR neighborhood is LR 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. 11. Water in Marin County. 12. Water in LR. 13. Lack of suburban infrastructure in LR. 14. Many ephemeral creeks divide properties into smaller portions. 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. 16. LR is a wildlife corridor. We would be happy to host planner(s) in actually viewing and experiencing our neighborhood so they can come to understand just how inappropriate multi-family housing would be here. 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.	Email (See Email Comments Received.PDF, pp. 64-74)	X	X		X				X		X		X	X			
D - Los Ranchitos Road (Los Ranchitos)	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.	Email		X		X			X	X		X		X	X			
D - Los Ranchitos Road (Los Ranchitos)	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?	Email				X				X				X	X			
D - Los Ranchitos Road (Los Ranchitos)	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.	Email				X				X		X		X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
D - Los Ranchitos Road (Los Ranchitos)	I write to express my objections to proposals in the County's Housing Element to rezone the Los Ranchitos area of unincorporated Marin County. While I acknowledge the need for additional housing, and generally support efforts to equitably provide for the good of the greater community, I believe that the proposal to rezone this particular area of the County is misguided. For one thing, the only way into and out of Los Ranchitos is Los Ranchitos Road. As things currently stand, Los Ranchitos is already a very congested road, used as the primary corridor through which people access the Northgate malls, Terra Linda High, Mark Day School and other points west of Highway 101 and in the valley between Central San Rafael and Lucas Valley. Los Ranchitos Road is already becoming a dangerous thoroughfare, particularly at the two Los Ranchitos Road/Circle Road intersections. The planned redevelopment of the Northgate Mall (up to 1,443 residential units, I understand?) is going to put even more pressure pressure on Los Ranchitos Road. The addition of another 80-139 more units in the Los Ranchitos neighbor is going to push things over the edge. Heavy traffic and gridlock will be normal circumstances - a nuisance on a daily basis, but a real safety hazard in the event of a significant emergency or disaster, such as an earthquake or fire. Further, as a Wildland Urban Interface (WUI) area, the Los Ranchitos area already poses a significant risk (so much so that at least one insurer that I'm aware of already refuses to provide coverage to residents of the area). With greater density between them and the only road out, all residents of Los Ranchitos, but particularly this in the hilly portions of the neighborhood (the majority of the current residents) will face a real and life threatening challenge should a wildfire or other disaster strike. Greater density in this WUI will also have an adverse, if not existential, impact on turkey, owl, deer, fox and other animal populations that call the area home. The plan to rezone Los Ranchitos seems to ignore the fact that the area lacks the infrastructure to support any additional development. There are no sidewalks, no streetlights, no access to recycled ("purpose pipe") water. The adequacy of other resources necessary to support additional density in the area (police, fire, schools, etc) also seems tenuous at best. How will these things be provided? Los Ranchitos is currently zoned agricultural. Many of us grow our own produce and as many have horses, goats and other barnyard animals. What are those residents to do and where will those animals go when modest farm homes are replaced with multi-family condos, duplexes, etc.? Los Ranchitos lots were created to be 1 acre minimum parcels for single family housing. The deeds to the lots in the neighborhood limit further development or subdivision. Increasing density here will destroy the nature and character of the neighborhood. It will take from the residents of the neighborhood that very thing which drew them to the neighborhood in the first instance, I realize this may not be the most compelling argument, but I do think its important to realize that what is being propose is not a plan to build something down the road from or adjacent to a residential neighborhood, but a complete and dramatic reconfiguration of the residential neighborhood itself. Finally, the proposal presumes the Los Ranchitos neighborhood is "not currently used to [its] full potential." I realize the lots in Los Ranchitos are larger than many, but does that really mean they are not used to their full potential? Seems like a pretty subjective assessment, unless "full potential" is really just another way of saying "capacity for density." If that's the case, I would posit that there are a good many other areas of the county that could be made more dense without adversely impacting the quality of life of the persons who live in that area. This proposed Housing Element is ill considered and will be detrimental to health, safety and well being of the community. I am for more housing, but I urge the County to reconsider whether this is the best, or most appropriate place to put that housing.	Email		X	X	X			X			X		X	X			
D - Los Ranchitos Road (Los Ranchitos)	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.	Email				X				X		X		X				
D - Los Ranchitos Road (Los Ranchitos)	Los Ranchitos Housing Element Sites: 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	Email		X		X								X	X			
E - 2 Jeannette Prandi Way (Lucas Valley)	(Comment edited for length) 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. 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 area. 1. Lucas Valley Road / Mt Muir Court 2. Juvenile Detention Center/Jeanette Prandi Way 3. 7 Mt Lassen 4. 530 Blackstone Dr 5. Marinwood Market area. 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. Water Shortages. Lack of Infill Infrastructure. Building Atop Unmarked Graves. 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 alternative detention facility. 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. 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. The potential Housing sites listed for the Lucas Valley communities seem to ignore the mandate for locating housing near services and transportation. 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.	Email (See Email Comments Received.PDF, pp. 173-178)		X		X				X		X	X	X	X		X	
E - 2 Jeannette Prandi Way (Lucas Valley)	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.	Email		X	X	X								X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
E - 2 Jeannette Prandi Way (Lucas Valley)	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.	Email		X	X					X							X	
E - 2 Jeannette Prandi Way (Lucas Valley)	I found the online tools for commenting cumbersome and inscrutable, and much too time consuming to use. So, the following are my comments about specific housing allotment recommendations in Marinwood Lucas Valley 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	Email															X	X
E - 2 Jeannette Prandi Way (Lucas Valley)	I see the maps and have concerns that things aren't matching. 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.	Email								X		X						
E - 2 Jeannette Prandi Way (Lucas Valley)	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 homeownership 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.	Email			X	X			X	X		X		X			X	X
E - 2 Jeannette Prandi Way (Lucas Valley)	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	Email				X		X				X						
E - 2 Jeannette Prandi Way (Lucas Valley)	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	Email				X		X										
E - 2 Jeannette Prandi Way (Lucas Valley)	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.	Email																
E - 2 Jeannette Prandi Way (Lucas Valley)	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)	Email		X	X	X				X				X				
E - 2 Jeannette Prandi Way (Lucas Valley)	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)	Email		X	X	X				X				X				
E - 2 Jeannette Prandi Way (Lucas Valley)	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. 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.	Email		X	X	X				X							X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
E - 2 Jeannette Prandi Way (Lucas Valley)	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.3: Encourage Infill and Redevelopment Opportunities; Juvii/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.	Email		X	X	X				X							X	
E - 2 Jeannette Prandi Way (Lucas Valley)	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. 4: Consider Environmental Hazards: Juvii/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.	Email				X				X				X				
E - 2 Jeannette Prandi Way (Lucas Valley)	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. 4: Consider Environmental Hazards: Juvii/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.	Email				X				X				X				
E - 2 Jeannette Prandi Way (Lucas Valley)	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 LucasValley 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. (5) 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. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) 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.	Email				X	X			X		X			X			
E - 2 Jeannette Prandi Way (Lucas Valley)	With respect to the Lucas Valley sites being considered as potential housing sites, I submit the following comments: Juvenile Hall Site Master Plan (A copy of the Master Plan and Appendix will be presented to the Board of Supervisors at the March 2, 2021 meeting.): 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. In addition, all of the Lucas Valley sites are in the wildland urban interface (WUI) zones that contradict Governor Newson's priorities to shift housing away from rural wildfire-prone areas and closer to urban centers.	Email								X		X		X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
G - 155 Marinwood Avenue (Marinwood)	(Comment edited for length) 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. 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 area. 1. Lucas Valley Road / Mt Muir Court 2. Juvenile Detention Center/Jeanette Prandi Way 3. 7 Mt Lassen 4. 530 Blackstone Dr 5. Marinwood Market area. 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. Water Shortages. Lack of Infill Infrastructure. Building Atop Unmarked Graves. 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 alternative detention facility. 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. 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. The potential Housing sites listed for the Lucas Valley communities seem to ignore the mandate for locating housing near services and transportation. 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.	Email (See Email Comments Received.PDF, pp. 173-178)											X					X
G - 155 Marinwood Avenue (Marinwood)	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.	Email		X	X					X							X	
G - 155 Marinwood Avenue (Marinwood)	I found the online tools for commenting cumbersome and inscrutable, and much too time consuming to use. So, the following are my comments about specific housing allotment recommendations in Marinwood Lucas Valley. 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	Email								X								
G - 155 Marinwood Avenue (Marinwood)	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.	Email																X
G - 155 Marinwood Avenue (Marinwood)	I see the maps and have concerns that things aren't matching. 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?	Email														X		
G - 155 Marinwood Avenue (Marinwood)	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 homeownership 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.	Email			X	X		X	X			X		X			X	X

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
G - 155 Marinwood Avenue (Marinwood)	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.	Email																
G - 155 Marinwood Avenue (Marinwood)	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. 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.	Email		X	X					X		X				X		
G - 155 Marinwood Avenue (Marinwood)	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)	Email		X	X	X				X				X				
G - 155 Marinwood Avenue (Marinwood)	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)	Email		X	X	X				X				X				
G - 155 Marinwood Avenue (Marinwood)	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.3: Encourage Infill and Redevelopment Opportunities; 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.	Email																X
G - 155 Marinwood Avenue (Marinwood)	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.3: Encourage Infill and Redevelopment Opportunities; 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.	Email																X
G - 155 Marinwood Avenue (Marinwood)	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 LucasValley 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. (5) 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. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) 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.	Email			X	X				X		X			X			

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
G - 155 Marinwood Avenue (Marinwood)	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 bygovernment and residents alike. Is it possible to make these development more diverse?	Email															X	
H - 1565 Vendola Drive (Santa Venetia)	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	Email				X					X			X	X			
H - 1565 Vendola Drive (Santa Venetia)	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.	Email				X				X	X			X				
H - 1565 Vendola Drive (Santa Venetia)	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 than 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.	Email																X
H - 1565 Vendola Drive (Santa Venetia)	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.	Email				X					X	X		X	X		X	
H - 1565 Vendola Drive (Santa Venetia)	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.	Email		X		X				X	X	X	X	X	X			

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
H - 1565 Vendola Drive (Santa Venetia)	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 occurance.	Email		X	X	X				X	X	X		X				
H - 1565 Vendola Drive (Santa Venetia)	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.	Email					X			X							X	
H - 1565 Vendola Drive (Santa Venetia)	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.	Email									X			X	X			
H - 1565 Vendola Drive (Santa Venetia)	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.	Email									X	X	X		X		X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
I - 251 N San Pedro Road (Santa Venetia)	(Comment edited for length) 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" [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).)	Email (See Email Comments Received.PDF, pp. 75-79)			X	X	X							X				
I - 251 N San Pedro Road (Santa Venetia)	(Comment edited for length) The Northridge Homeowners Association ("NHA") respectfully submits these initial comments regarding 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. Northridge is a residential neighborhood in Santa Venetia that is adjacent at its eastern end to Old Gallinas School and Ballfield. Northridge 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. 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. Old Gallinas School and Ballfield 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 specifically identifies as a major priority: "preservation of existing recreational assets in the community such as the...existing ball and play fields." 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. 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. 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 and the Osher Marin JCC also has plans to increase the size and enrollment of its school. 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. 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 Northridge 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 Northridge 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).	Email (See Email Comments Received.PDF, pp. 87-89)			X	X				X		X	X	X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
I - 251 N San Pedro Road (Santa Venetia)	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	Email					X				X			X	X			
I - 251 N San Pedro Road (Santa Venetia)	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.	Email				X				X	X			X				
I - 251 N San Pedro Road (Santa Venetia)	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 than 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.	Email			X		X											
I - 251 N San Pedro Road (Santa Venetia)	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.	Email		X		X				X	X	X	X	X	X			
I - 251 N San Pedro Road (Santa Venetia)	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.	Email		X	X	X				X	X	X		X				
I - 251 N San Pedro Road (Santa Venetia)	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.	Email					X			X							X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
I - 251 N San Pedro Road (Santa Venetia)	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.	Email									X			X	X			
I - 251 N San Pedro Road (Santa Venetia)	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.	Email								X	X	X		X	X		X	
I - 251 N San Pedro Road (Santa Venetia)	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 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	Email				X				X	X			X	X		X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
Inverness, Balmoral Way	(Comment edited for length)I am a resident of Old Inverness, specifically Balmoral Way. 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. 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. 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. Grading of Inverness's hilly lots in preparation for construction would significantly increase sedimentation of our creeks and the Bay. The Old Inverness neighborhood is already close to complete buildout. 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." The roads are narrow and, in many cases, do not allow two-way traffic. 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	Email (See Email Comments Received.PDF, pp. 16-19)	X	X		X		X		X		X		X	X	X	X	
Inverness, Balmoral Way	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.	Email		X						X					X			
Inverness, Cottages at Point Reyes Parcel	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	Email									X	X		X				
J - 9840 State Route 1 (Olema)	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 !	Email								X		X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
K - 1500 Butterfield Road (Sleepy Hollow)	(Comment edited for length) 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: 1. 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. 2. 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. 3. 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. 4. 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. 5. 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. 6. 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. 7. Of the proposed 90 units, 56 are "very low" and "low" income households, or over 50%. The median HH income is Sleepy Hollow is \$255,000, 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?	Email (See Email Comments Received.PDF, pp. 99-101)	X		X		X	X		X		X		X		X	X	
K - 1500 Butterfield Road (Sleepy Hollow)	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.	Email				X		X						X				
L - 26500 Main Street (Tomaes)	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, t may displace the early development center on the site. he 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. here 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.A s stated in another comment, Bon Air shopping center could accommodate most if not all of these units.	Email			X					X								
Lucas Valley	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. Highrises are not welcome as they do not fit-in with our area. 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. thought the Governor wanted housing in urban centers where services were available. Your plan does not meet this key criteria.	Email			X	X				X		X		X	X		X	
Lucas Valley	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.	Email			X			X									X	
Lucas Valley	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!	Email								X		X						
Lucas Valley	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.	Email						X									X	X

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
Lucas Valley / Marinwood	(Comment edited for length) 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. 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 area. 1. Lucas Valley Road / Mt Muir Court 2. Juvenile Detention Center/Jeanette Prandi Way 3. 7 Mt Lassen 4. 530 Blackstone Dr 5. Marinwood Market area. 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. Water Shortages. Lack of Infill Infrastructure. Building Atop Unmarked Graves. 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 alternative detention facility. 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. 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. The potential Housing sites listed for the Lucas Valley communities seem to ignore the mandate for locating housing near services and transportation. 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.	Email (See Email Comments Received.PDF, pp. 173-178)			X		X					X	X	X	X			X
Lucas Valley / Marinwood	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.	Email										X		X				
Lucas Valley / Marinwood	Due to FIRE danger and Drought please stop more construction in Mount Marin and Lucas Valley.	Email												X	X			
Lucas Valley / Marinwood	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 in 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?	Email				X				X				X	X	X	X	
Lucas Valley / Marinwood	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. (Photo attached) 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!	Email			X					X		X		X			X	
Lucas Valley / Marinwood	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 be improved to include affordable housing for the better of the community.	Email										X						
Lucas Valley / Marinwood	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.	Email				X				X		X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
Lucas Valley / Marinwood	I see the maps and have concerns that things aren't matching. 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. 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 it they don't drive, what happens to them? And what about the Water Shortage in Marin County with conservation being the ONLY SOLUTION so far? 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? 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.	Email			X	X		X						X				
Lucas Valley / Marinwood	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. 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.	Email		X	X					X		X				X		
Lucas Valley / Marinwood	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)	Email		X	X	X				X				X				
Lucas Valley / Marinwood	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.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.	Email								X		X						
Lucas Valley / Marinwood	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 LucasValley 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. (5) 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. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) 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.	Email			X	X				X		X			X			

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL	
Lucas Valley / Mt. Muir Court	(Comment edited for length) 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. 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 area. 1. Lucas Valley Road / Mt Muir Court 2. Juvenile Detention Center/Jeanette Prandi Way 3. 7 Mt Lassen 4. 530 Blackstone Dr 5. Marinwood Market area. 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. Water Shortages. Lack of Infill Infrastructure. Building Atop Unmarked Graves. 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 alternative detention facility. 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. 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. The potential Housing sites listed for the Lucas Valley communities seem to ignore the mandate for locating housing near services and transportation. 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.	Email (See Email Comments Received.PDF, pp. 173-178)		X		X					X		X	X	X	X		X	
Lucas Valley, Grady Ranch Development	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.	Email				X					X					X			
Lucas Valley, Mt. Muir Court	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.	Email																	
M - 1 St Vincents Drive(St. Vincents)	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.	Email									X						X		
M - 1 St Vincents Drive(St. Vincents)	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.	Email		X	X						X							X	
M - 1 St Vincents Drive(St. Vincents)	I found the online tools for commenting cumbersome and inscrutable, and much too time consuming to use. So, the following are my comments about specific housing allotment recommendations in Marinwood Lucas Valley. 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.	Email		X	X			X			X								
M - 1 St Vincents Drive(St. Vincents)	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.	Email		X							X	X							
M - 1 St Vincents Drive(St. Vincents)	I oppose 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. West Marin is maxed out on development because of fire concerns, small roads, septic. 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. The infrastructure needed for a development would harm our fragile ecosystem. 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. Many other properties in Marin would be more suitable.	Email															X	X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
M - 1 St Vincents Drive(St. Vincents)	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.	Email										X					X	X
M - 1 St Vincents Drive(St. Vincents)	I see the maps and have concerns that things aren't matching. 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?	Email														X		
M - 1 St Vincents Drive(St. Vincents)	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.	Email																X
M - 1 St Vincents Drive(St. Vincents)	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 homeownership 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.	Email			X	X		X	X			X		X			X	X
M - 1 St Vincents Drive(St. Vincents)	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.	Email			X					X								
M - 1 St Vincents Drive(St. Vincents)	Public Feedback - Marinwood/St Vincents housing proposal: 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.	Email			X	X				X		X						
M - 1 St Vincents Drive(St. Vincents)	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)	Email		X	X	X				X				X				
M - 1 St Vincents Drive(St. Vincents)	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)	Email		X	X	X				X				X				
M - 1 St Vincents Drive(St. Vincents)	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.3: Encourage Infill and Redevelopment Opportunities; St Vincents is a large undeveloped area that could likely support some housing, but 1800 units does not limit building on open land.	Email								X		X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
M - 1 St Vincents Drive(St. Vincents)	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.3: Encourage Infill and Redevelopment Opportunities; St Vincents is a large undeveloped area that could likely support some housing, but 1800 units does not limit building on open land.	Email								X		X						
M - 1 St Vincents Drive(St. Vincents)	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 LucasValley 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. (5) 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. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) 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.	Email				X	X			X		X			X			
Muir Woods Lodge (Tam Valley)	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.	Email																X
Nazareth House (San Rafael)	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.	Email			X													
No Location Specified (Countywide)	All should be near public transportation and shopping. Walking is good for all of us	Email						X	X									
No Location Specified (Countywide)	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	Email			X			X										
No Location Specified (Countywide)	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.	Email			X			X										
No Location Specified (Countywide)	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 services)?	Email		X	X			X						X	X		X	
No Location Specified (Countywide)	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).	Email					X							X				
No Location Specified (Countywide)	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.	Email										X						
No Location Specified (Countywide)	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.	Email		X	X	X				X					X			
No Location Specified (Countywide)	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 meadows and hillsides.	Email										X						
No Location Specified (Countywide)	I find your proposals rushed and not well thought out. I am in favor of taking a more thoughtful and balanced approach.	Email																

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
No Location Specified (Countywide)	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.	Email															X	
No Location Specified (Countywide)	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.	Email													X			
No Location Specified (Countywide)	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.	Email												X				
No Location Specified (Countywide)	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.	Email										X		X		X	X	
No Location Specified (Countywide)	My view is that the changes proposed will change the character of this lovely region	Email										X						
No Location Specified (Countywide)	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.	Email			X	X		X		X				X			X	
No Location Specified (Countywide)	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. ites 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 has 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 system.	Email		X		X	X				X	X		X	X		X	
No Location Specified (Countywide)	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!	Email																
No Location Specified (Countywide)	We should not be approving any more new developments without increasing our water supply.	Email													X			
No Location Specified (East Marin)	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".	Email										X						
No Location Specified (San Geronimo and Nicasio)	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 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. (Note: attachment apparently not included)	Email															X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
No Location Specified (San Geronimo Valley?)	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.	Email				X								X				
No Location Specified (West Marin)	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. (Note: unable to identify EAC comments which are referred to.)	Email										X						
No Location Specified (West Marin)	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.	Email				X						X		X				
No Location Specified (West Marin)	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.	Email													X			
No Location Specified (West Marin)	The consideration of this site (275 Olive Avenue) 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.	Email										X						
Northgate Development (San Rafael)	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.	Email			X													
Novato, Atherton Corridor	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. 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? 1. 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? 2. Under Part A, Step 3 please provide the infrastructure availability or plans for the Atherton Corridor sites. 3. Under Part A, Step 6 please provide the factors considered to accommodate low and very low-income housing for all of the sites. 4. Under Part B, for the Atherton Corridor sites, please provide the evidence that the site is realistic and feasible for lower income housing. 5. 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? 6. 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? 7. Under Part D, why are the non-vacant sites in the Atherton Corridor considered "obsolete" or "substandard" or otherwise meet the required criteria? 8. 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.	Email	X	X													X	
Novato, Atherton Corridor	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. *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!	Email	X	X						X		X		X				
Novato, Unincorporated	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.	Email										X			X			

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
O - 217 Shoreline Highway (Tamalpais)	(Comment edited for length) 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 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 (which) 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 sites from the 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. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: 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. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. 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 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. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X			X					X	X		X			X	
O - 217 Shoreline Highway (Tamalpais)	(Comment edited for length) 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 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 (which) 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 sites from the 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. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: 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. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. 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 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. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X		X		X	X	X	X	X	X	X		

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
O - 217 Shoreline Highway (Tamalpais)	(Comment edited for length) 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 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 (which) 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 sites from the 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. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: 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. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. 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 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. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X	X	X	X		X		X	X	X	X	X	X		
O - 217 Shoreline Highway (Tamalpais)	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.	Email				X					X			X				
O - 217 Shoreline Highway (Tamalpais)	ATTACHMENT from Tam Design Review Board: 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)	Email																
O - 217 Shoreline Highway (Tamalpais)	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.	Email								X	X							
O - 217 Shoreline Highway (Tamalpais)	I am writing to 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. The need for housing our homeless is desperate but building residential space at Tam Junction is just NOT logical. The idea of building along Shoreline/ 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	Email	X	X	X	X		X		X	X	X	X	X	X	X		

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
O - 217 Shoreline Highway (Tamalpais)	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. he 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.	Email				X					X							
O - 217 Shoreline Highway (Tamalpais)	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.	Email				X					X			X				
O - 217 Shoreline Highway (Tamalpais)	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.	Email				X					X	X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	(Comment edited for length) Please find attached the San Geronimo Valley Planning Group's response to the proposed Housing Element update. 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. 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. 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 Thorne 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.	Email (See Email Comments Received.PDF, pp. 234-236)			X	X	X			X		X					X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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. 4: Lagunitas school campus has lots of unused space.	Email										X						X
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email								X		X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email				X						X		X				
P - 4900 Sir Francis Drake Boulevard (San Geronimo 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!	Email				X								X	X			
P - 4900 Sir Francis Drake Boulevard (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.	Email				X				X				X	X			
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I am 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.	Email				X				X		X		X	X			
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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!	Email				X						X		X		X		
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email								X		X					X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email		X		X				X	X	X		X	X			
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I could not access the Balancing Site work area so I am submitting these comments here. SGV is am 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.	Email								X		X					X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email		X	X					X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email								X		X					X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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 agg 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.	Email						X		X		X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email				X				X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email								X		X		X				
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email				X				X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email				X				X		X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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 !	Email		X								X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I oppose 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. .West Marin is maxed out on development because of fire concerns, small roads, septic. 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. The infrastructure needed for a development would harm our fragile ecosystem. 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. Many other properties in Marin would be more suitable.	Email				X				X		X		X	X		X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email				X				X	X	X		X	X			
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email									X	X		X				
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email									X	X		X				
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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 !	Email				X				X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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	Email										X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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	Email										X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email								X		X					X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email										X					X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email		X						X		X		X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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	Email				X				X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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 (in 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.	Email		X						X		X		X			X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	This proposal make no sense for multiple valid reasons. Please do what you can to reject it.	Email								X								
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email								X	X	X						
R1 - 5800 Sir Francis Drake Boulevard (San Geronimo Valley)	(Comment edited for length) Please find attached the San Geronimo Valley Planning Group's response to the proposed Housing Element update. 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. 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. 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 Thorne 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.	Email (See Email Comments Received.PDF, pp. 234-236)			X	X	X			X		X					X	
R1 - 5800 Sir Francis Drake Boulevard (San Geronimo Valley)	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. 4: Lagunitas school campus has lots of unused space.	Email										X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R1 - 5800 Sir Francis Drake Boulevard (San Geronimo Valley)	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.	Email								X		X					X	
R1 - 5800 Sir Francis Drake Boulevard (San Geronimo Valley)	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 !	Email		X								X						
R10 - 200 San Pedro Road (Santa Venetia)	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	Email				X				X				X	X			
R10 - 200 San Pedro Road (Santa Venetia)	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.	Email				X				X	X			X				
R10 - 200 San Pedro Road (Santa Venetia)	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.	Email		X		X				X	X	X	X	X	X			
R10 - 200 San Pedro Road (Santa Venetia)	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.	Email		X	X	X				X	X	X		X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R10 - 200 San Pedro Road (Santa Venetia)	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.	Email					X			X							X	
R10 - 200 San Pedro Road (Santa Venetia)	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.	Email									X			X	X			
R10 - 200 San Pedro Road (Santa Venetia)	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.	Email									X	X	X		X	X		X

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R10 - 200 San Pedro Road (Santa Venetia)	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 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	Email					X				X	X		X	X		X	
R13 - 26600 State Route 1 (Tomaes)	I would like to suggest an alternative site to the one listed on the east side of Hwy 1 and 1st Street in Tomaes. After living in Tomaes 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.	Email				X												
R15 -12785 Sir Francis Drake Boulevard (Inverness)	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 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.	Email				X					X	X		X	X			

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R18 - 375 Shoreline Highway (Tamalpais)	(Comment edited for length) 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 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 (which) 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 sites from the 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. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: 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. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. 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 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. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X			X		X	X	X	X	X	X		
R18 - 375 Shoreline Highway (Tamalpais)	(Comment edited for length) 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 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 (which) 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 sites from the 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. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: 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. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. 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 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. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X			X		X	X	X	X	X	X		

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R18 - 375 Shoreline Highway (Tamalpais)	(Comment edited for length) The Tam Design Review Board 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	Email (See Email Comments Received.PDF, pp. 228-231)				X					X	X		X			X	
R18 - 375 Shoreline Highway (Tamalpais)	ATTACHMENT from Tam Design Review Board: 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)	Email				X					X	X		X			X	
R18 - 375 Shoreline Highway (Tamalpais)	I am writing to 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. The need for housing our homeless is desperate but building residential space at Tam Junction is just NOT logical. The idea of building along Shoreline/ 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	Email	X	X	X	X		X			X	X	X	X	X	X		

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R18 - 375 Shoreline Highway (Tamalpais)	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. he 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.	Email				X		X			X							
R18 - 375 Shoreline Highway (Tamalpais)	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.	Email				X					X			X				
R18 - 375 Shoreline Highway (Tamalpais)	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.	Email				X					X	X						
R19 - Tennessee Valley Road (Tamalpais)	(Comment edited for length) 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 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 (which) 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 sites from the 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. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways:. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: 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. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With The Traditional Character Of The Local Semi-Rural Communities. 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 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. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X		X		X	X	X	X	X	X			

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R19 - Tennessee Valley Road (Tamalpais)	(Comment edited for length) 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 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 (which) 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 sites from the 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. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: 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. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. 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 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. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X			X		X	X	X	X	X	X		
R19 - Tennessee Valley Road (Tamalpais)	(Comment edited for length) The Tam Design Review Board 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	Email (See Email Comments Received.PDF, pp. 228-231)				X					X	X		X			X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R19 - Tennessee Valley Road (Tamalpais)	ATTACHMENT from Tam Design Review Board: 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)	Email					X					X	X		X			X
R19 - Tennessee Valley Road (Tamalpais)	I am writing to 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. The need for housing our homeless is desperate but building residential space at Tam Junction is just NOT logical. The idea of building along Shoreline/ 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	Email	X	X	X	X		X		X	X	X	X	X	X	X		
R19 - Tennessee Valley Road (Tamalpais)	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.	Email				X					X			X				
R19 - Tennessee Valley Road (Tamalpais)	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.	Email				X					X	X						
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	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.	Email				X						X						
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	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.	Email				X	X		X			X		X				
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	Please start paying attention to the organizing activities of NIMBY -- Marin Against Density an anti-housing group because they are already fighting future development. .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: The vacant lot last sold on 2016-10-18 for \$11,60000, with a recorded lot size of 6.12 acres	Email															X	X

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	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. .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: The vacant lot last sold on 2016-10-18 for \$11,60000, with a recorded lot size of 6.12 acres	Email															X	X
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	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.	Email				X				X				X				
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	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.	Email				X				X				X				
R20 - 260 Redwood Highway Frontage Road (Almonte)	(Comment edited for length) 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 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 (which) 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 sites from the 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. I. Dangerous Traffic with Unacceptable Level Of Service -- LOS "F" Of Local Roadways:. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: 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. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. 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 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. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X		X		X	X	X	X	X	X			

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R20 - 260 Redwood Highway Frontage Road (Almonte)	(Comment edited for length) 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 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 (which) 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 sites from the 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. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways:. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: 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. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. 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 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. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X			X		X	X	X	X	X	X		
R20 - 260 Redwood Highway Frontage Road (Almonte)	(Comment edited for length) The Tam Design Review Board 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	Email (See Email Comments Received.PDF, pp. 228-231)				X					X	X		X			X	
R20 - 260 Redwood Highway Frontage Road (Almonte)	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.	Email				X					X			X				
R20 - 260 Redwood Highway Frontage Road (Almonte)	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.	Email				X					X			X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R20 - 260 Redwood Highway Frontage Road (Almonte)	ATTACHMENT from Tam Design Review Board: 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)	Email					X				X	X		X			X	
R20 - 260 Redwood Highway Frontage Road (Almonte)	ATTACHMENT from Tam Design Review Board: 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)	Email				X					X	X		X			X	
R20 - 260 Redwood Highway Frontage Road (Almonte)	I am writing to 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. The need for housing our homeless is desperate but building residential space at Tam Junction is just NOT logical. The idea of building along Shoreline/ 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	Email	X	X	X	X		X		X	X	X	X	X	X	X		
R20 - 260 Redwood Highway Frontage Road (Almonte)	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.	Email	X														X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R21 - 204 Flamingo Road (Tamalpais)	(Comment edited for length) 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 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 (which) 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 sites from the 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. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: 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. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. 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 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. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X			X		X	X	X	X	X	X		
R21 - 204 Flamingo Road (Tamalpais)	(Comment edited for length) 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 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 (which) 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 sites from the 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. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: 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. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. 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 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. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X			X		X	X	X	X	X	X		

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R21 - 204 Flamingo Road (Tamalpais)	(Comment edited for length) The Tam Design Review Board 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	Email (See Email Comments Received.PDF, pp. 228-231)					X					X	X		X			X
R21 - 204 Flamingo Road (Tamalpais)	I am writing to 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. The need for housing our homeless is desperate but building residential space at Tam Junction is just NOT logical. The idea of building along Shoreline/ 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	Email	X	X	X	X		X		X	X	X	X	X	X	X		
R21 - 204 Flamingo Road (Tamalpais)	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. he 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.	Email				X		X			X							
R21 - 204 Flamingo Road (Tamalpais)	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.	Email				X					X			X				
R21 - 204 Flamingo Road (Tamalpais)	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.	Email				X					X	X						
R3 - 275 Olive Avenue (Blackpoint)	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?	Email	X							X	X	X						
R3 - 275 Olive Avenue (Blackpoint)	The consideration of this site (275 Olive Avenue) 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.	Email										X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R5 - 299 Olive Avenue (Blackpoint)	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.	Email				X				X		X						
R5 - 299 Olive Avenue (Blackpoint)	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.	Email		X	X	X				X		X		X	X			
R7 - Eagle Rock Road (Strawberry)	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.	Email				X	X		X			X		X				
R7 - Eagle Rock Road (Strawberry)	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.	Email				X				X				X				
R7 - Eagle Rock Road (Strawberry)	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.	Email				X				X				X				
San Geronimo	(Comment edited for length) 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. Regrettably, 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. 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	Email (See Email Comments Received.PDF, pp. 45-47)			X							X					X	
San Geronimo	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	Email				X								X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
Tam Valley / Almonte: Unknown-049-231-09-Marin Drive (3 Units)	(Comment edited for length) 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 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 (which) 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 sites from the 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. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: 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. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. 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 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. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X			X		X	X	X	X	X	X		
Tam Valley / Almonte: Shoreline Highway (12 Units)	(Comment edited for length) 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 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 (which) 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 sites from the 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. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: 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. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. 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 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. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X			X		X	X	X	X	X	X		

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
Unknown-049-231-09-Marin Drive (3 Units) (Tam Valley / Almonte)	(Comment edited for length) 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 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 (which) 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 sites from the 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. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways:. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: 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. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. 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 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. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X	X	X	X		X		X	X	X	X	X	X		
Unknown-052-041-27-Shoreline Highway (12 Units) (Tam Valley / Almonte)	(Comment edited for length) 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 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 (which) 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 sites from the 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. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways:. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: 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. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. 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 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. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X	X	X	X		X		X	X	X	X	X	X		
West Marin Coastal Area	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.	Email		X		X	X			X		X		X	X		X	
West Marin Coastal Area	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.	Email		X	X			X		X		X		X	X			

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
West Marin Coastal Area	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.	Email				X					X	X		X	X			
Woodacre	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.	Email															X	X

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA BALANCING ACT SUBMISSION

Location	Comment	Scenario	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
A - 2754 Novato Boulevard (North Novato)	Fire risk and lack of water.	Countywide												X	X			
A - 2754 Novato Boulevard (North Novato)	The traffic on the streets between this parcel and the freeway are a congested mess already. Building in this fire zone will make inflow and outflow as well as access to emergency services so highly compacted that it will result in tragedy.	Countywide				X								X				
A - 2754 Novato Boulevard (North Novato)	This allows people to stay in Marin County whereas they are moving into Sonoma County now so I prefer this site to keep families living in Marin -- but the road needs to be widened to absorb the extra traffic and people pulling out to make left and right turns, etc. This needs nice frontage roads too for slower traffic to be able to get out onto the 101 and off safely.	Countywide																X
A - 2754 Novato Boulevard (North Novato)	Near Novato schools and infrastructure. Near freeway.	Infill																X
B - 160 Shoreline Highway (Almonte)	Another horrendous place for such a massive building. Seal level rise, Manzanita already floods almost monthly - way too much traffic on hwy 1. Stinson, muir woods, Mt. Tam and muir beach get millions of visitors. Need to build a highway to serve all that traffic, completely redensing Tam junction. And many of MV residents go through the area. Bad, bad, bad place to ram housing in.	Countywide				X					X							
B - 160 Shoreline Highway (Almonte)	As long as this area is raised so that the units are not subject to flooding and same with their cars-- parking and housing need to be built above king tides and flood levels and then that would be fine.	Countywide									X							X
B - 160 Shoreline Highway	Density closer to the city like this location is preferred. Along the highway/commuter corridor is a plus as well.	Countywide																X
B - 160 Shoreline Highway	Storymaps.arcgis.com Richardson bay resilience SLR projections and interactive map	Enviro Hazard									X							
C - 935 Sir Francis Drake Boulevard (Kentfield)	workforce housing, college student housing, family housing as long as there is parking for all their cars. Parking is key to the success of this as they need their cars to get to work and take younger kids to their schools too.	Countywide															X	X
D - Los Ranchitos Road (Los Ranchitos)	Closer to the city (than Novato) so a little less commute time. Close to bus lines. Wish it was closer to more amenities though there are a few grocery stores/markets nearby.	Countywide			X													X
D - Los Ranchitos Road (Los Ranchitos)	Higher density as close to Hwy 101 makes the most sense.	Countywide																X
D - Los Ranchitos Road (Los Ranchitos)	Is any thought given to the planning for family needs, heritage trees, drainage and creeks, earthquake and slides.? What about quality of life? Reduce the numbers and come up with healthful considerations	Countywide		X	X					X		X						
D - Los Ranchitos Road (Los Ranchitos)	There is no spare land in this neighborhood. All parcels are occupied. Streets don't have sidewalks and are narrow. Already hard to get out if there was a fire. And it is on open space. We don't have enough water for more residents at these sites. Not a good candidate for this plan.	Countywide							X	X		X		X	X			
D - Los Ranchitos Road (Los Ranchitos)	This area could handle 4 plex apartment units and this would be good for families, workforce, seniors too.	Countywide																X
D - Los Ranchitos Road (Los Ranchitos)	Why can't I adjust the number of units at this site?	Countywide																
E - 2 Jeannette Prandi Way (Lucas Valley)	Building in the southeast section of this parcel on the open fields would likely upset a lot of people in the neighborhood. The area is essentially a public park and the paths around the fields are are heavily trafficked by walkers and families. I think people would be more supportive of filling in areas in the southwest and north of the property, or replacing existing buildings/facilities with housing.	Countywide								X		X						X
E - 2 Jeannette Prandi Way (Lucas Valley)	No public transit (one road in and out) and fire risk.	Countywide						X						X				
E - 2 Jeannette Prandi Way (Lucas Valley)	This area is now Lucas Valley Park and has been since the late 1990s. Inappropriate.	Countywide										X						
E - 2 Jeannette Prandi Way (Lucas Valley)	This is already pretty far out and it would be fine for both workforce and senior housing and the seniors need to have access to good public transportation options so they can get food, to the bank, to the doctor, etc.	Countywide																X
E - 2 Jeannette Prandi Way (Lucas Valley)	this website is not a reliable way to seek community feedback. It assumes that each participant is familiar with all the sites in Marin County in order to move the housing around. Specifically on Jeannette Prandi housing, my opinion would be to expand on the low income senior housing that is already there- 50 units would likely double the existing senior housing and be plenty for the heavily trafficked LUCAS VALLEY Road and surrounding community.	Countywide															X	X
E - 2 Jeannette Prandi Way (Lucas Valley)	Unlike 55 Marinwood Avenue, the areas further West within this section of Lucas Valley would be a dangerous area for new housing. The narrow valley with strong Western Wind shares similarities with the town of Paradise and its fatal experience with Fire. The green space at Jeannette Prandi Way is the only fire break within a dense construction of highly inflammable houses (resembling the Boulder, CO. neighborhood that burned this winter). For this valley to takes its fair share of county-wide new housing, the most intelligent solution would be to redevelop 55 Marinwood.	Countywide												X				
E - 2 Jeannette Prandi Way (Lucas Valley)	the road and size of land is really good for dense suburban homes	Enviro Hazard																X
E - 2 Jeannette Prandi Way (Lucas Valley)	This area is already developed: Lucas Valley Park. See Marin County Parks.	Enviro Hazard										X						
E - 2 Jeannette Prandi Way (Lucas Valley)	This area is now Lucas Valley Park.	Equity										X						
E - 2 Jeannette Prandi Way (Lucas Valley)	There should be. no development at this site. It's now a park--Lucas Valley Park and has been since the late 1990s. It was developed such as part of the development of the 80-unit Rotary Valley Village development.	Infill										X						
F - 190 A Donahue Street (Marin City)	Density closer to the city like this location is preferred. Along the highway/commuter corridor is a plus as well.	Countywide																X
F - 190 A Donahue Street (Marin City)	Ideal location close to shopping and jobs.	Countywide																X
F - 190 A Donahue Street (Marin City)	Placing additional units here wouldn't be in line with the "Address Racial Equity and Historic Patterns of Segregation" Scenario because there is already a majority of public housing and low income units in Marin City	Equity															X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA BALANCING ACT SUBMISSION

G - 155 Marinwood Avenue (Marinwood)	I would like to see the housing that should have been built by Bridge Housing years ago for seniors and families finally get built-- it will be a great addition to the neighborhood and is very much needed.	Countywide																	X
G - 155 Marinwood Avenue (Marinwood)	The redevelopment is a good idea. The blighted area will benefit from redevelopment, and I hear from neighbors that they are welcoming this idea. In the case of a fire there is a close exit to Hwy 101. I reduced the number of houses, because even with 110 units this small community is already taking a large share of the country-wide burden for new housing, and other intelligent options are available.	Countywide																	X
G - 155 Marinwood Avenue (Marinwood)	this website is not a reliable way to seek community feedback. It assumes that each participant is familiar with all the sites in Marin County in order to move the housing around. Specifically on Marinwood Market housing, my opinion would be to develop this property as previously discussed many time before. I'm not sure on the details of how much housing this site can hold, but it has close freeway access and a market nearby and would be a good site for housing.	Countywide																	X
G - 155 Marinwood Avenue (Marinwood)	Housing that matches the homes in the neighborhood. The market must stay	Enviro Hazard																	X
H - 1565 Vendola Drive (Santa Venetia)	Senior Housing would have the least amount of impact on the traffic so this would be a nice size senior community and go along with Venetia Oaks which is there already. Food bank and Extra Food and Meals on Wheels already goes to Venetia Oaks and this is a nice area for Seniors to reside in.	Countywide																	X
H - 1565 Vendola Drive (Santa Venetia)	Traffic already terrible. Close to open space. Hard to get out if there was a fire as only one road in and out. No water for more residents. Not a good candidate for this plan.	Countywide				X						X			X	X			
H - 1565 Vendola Drive (Santa Venetia)	I live in Santa Venetia and this is too many housing units for this area (North San Pedro and Vendola drive). There is already a parking problem and it is sometimes difficult to find parking in front of your own home. Also, there is traffic congestion in front of the school in the morning and afternoon. You also have to take into account that Terra Linda Northgate wants to build over 1000 units in a small area. I realize they are not part of unincorporated Marin but the quality of life will definitely decline in Santa Venetia and surrounding areas with all these additional units when you take into account the traffic and increase in population. Per the housing meeting last week it stated that Santa Venetia along with Marin City already have a high number of low income residents. Is the additional housing going to be above market housing or are you just going to continue to place all low income residents in Santa Venetia?	Enviro Hazard				X	X				X							X	
H - 1565 Vendola Drive (Santa Venetia)	Should be avoided - is within 5 ft. sea level rise projection zone by 2100	Enviro Hazard										X							
I - 251 N San Pedro Road (Santa Venetia)	I object to 251 N. San Pedro as a building site for housing. There is a school and ball field. The children and their families need the child center. The ball field is used by little league and other children playing. The neighborhood can't absorb more cars parking in it. We don't have enough parking for the people who live here or there guests. If housing need to be build in Santa Venetia why not 1565 Vendola? The old school has been vacant for years. The property is not being used at all.	Countywide			X		X												
I - 251 N San Pedro Road (Santa Venetia)	Senior housing would be the least amount of traffic congestion impact and they could take public transit to get to where they needed to go for bank, grocery, doctor, etc.	Countywide																	X
I - 251 N San Pedro Road (Santa Venetia)	Traffic is already terrible in this neighborhood. Bordered by open space. Fire risk is high and it's already hard to get out with only one road in. There is not enough water for more residents. Not a good candidate for this plan.	Countywide				X						X			X	X			
I - 251 N San Pedro Road (Santa Venetia)	This site does not fit this criteria. Public transportation is limited. These units will bring 2-4 cars per unit with no ample parking which would impact NSP road and nearby neighborhoods. NSP road is only 2 lanes with many schools along the way. Adding more cars would not only add to an already congested road it would be dangerous for those walking and riding bikes	Equity				X	X	X	X										
I - 251 N San Pedro Road (Santa Venetia)	This proposed site is on a baseball field that is used by many for recreational purposes. This is a much needed baseball field. Field use is hard to come by. This field is also home to a variety of wildlife. Generations of quail. Night heron, egrets, owls hawks and many other bird species. As well as frogs coyote raccoon opossum squirrel fox deer. This site is not suitable for such a large housing project. This would significantly impact our environment	Infill				X						X							
J - 9840 State Route 1 (Olema)	Excellent location to build more housing and could support some commercial as well.	Countywide																	X
J - 9840 State Route 1 (Olema)	For those who like the outdoor rural life-- seniors and workforce housing for West Marin Employees to have a place to live that is affordable, this would be very nice.	Countywide																	X
J - 9840 State Route 1 (Olema)	This is a tiny rural village with very few services available including fire, medical, etc. Development must be kept to a minimum for safety concerns.	Countywide				X						X			X				
J - 9840 State Route 1 (Olema)	Should occur on north/west side of Rt. 1 / SFD Blvd. to avoid sea level rise zones.	Enviro Hazard										X							X
J - 9840 State Route 1 (Olema)	This area is already developed. Drinking water concerns, septic concerns, fire safety and evacuation concerns. Sea level rise and climate change will exacerbate these issues at this site.	Infill									X	X			X	X			
K - 1500 Butterfield Road (Sleepy Hollow)	Housing should only be added in the valley and low hillsides. Mid to upper hillsides and ridgelines should be open space. If the housing can be kept in the valley, it would be reasonable to increase to 36 total houses. Another consideration is that traffic on Butterfield is congested. If more housing is added, then traffic lights and pedestrian crossings with warning lights should be added.	Countywide				X						X							X
K - 1500 Butterfield Road (Sleepy Hollow)	I would like to see MORE housing units here. This is the end of the line, at the end of Butterfield Road out in the country and it would be good or workforce housing and seniors as long as there was a bus line that went that far to take them to doctor appointments and shopping. It would be fine for schools--families also.	Countywide																	X
K - 1500 Butterfield Road (Sleepy Hollow)	Near open space. High fire risk. Lack of water for additional residents. Traffic already terrible in and out of this area.	Countywide				X						X			X	X			
L - 26500 Main Street (Tomaes)	Senior housing would do well here for those who want country rural living with access to transportation for getting food, to the bank, to the doctor-- maybe a medical clinic bus could make the rounds to these rural areas where seniors would be residing so they could get checked out and get prescriptions, check ups, shots, blood draw, etc.	Countywide																	X

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA BALANCING ACT SUBMISSION

L - 26500 Main Street (Tomaes)	Tomaes does not have enough water or jobs to add this many units.	Countywide				X											X			
M - 1 St Vincents Drive(St. Vincents)	Along the 101 corridor; room for more than this number; included in Marin Housing Pan.	Countywide																		X
M - 1 St Vincents Drive(St. Vincents)	I would love to see this developed for families, seniors, workforce housing-- all kinds of housing built on this site as it is perfect and beautiful and much preferable to living further out Lucas Valley road.	Countywide																X		X
M - 1 St Vincents Drive(St. Vincents)	St. Vincents consists of nearly 800 acres of land situated in the US 101 corridor. Its proximity to transportation and services makes it ideal for development of housing of all types and at all levels of affordability. The most developable portion of the St. Vincents property is that land located west of Holy Rosary Chapel--between US 101 and the Chapel. This land is on higher ground and not subject to sea level rise. Further, existing terrain provides a natural buffer such that housing can be located on the site without affecting the visual corridor; development would not be visible from US 101. This property should be further studied to determine just how many units can be accommodated here. It is the ideal site.	Countywide																X		X
M - 1 St Vincents Drive(St. Vincents)	This seems like a more economically realistic area, good access to 101 and infrastructure	Countywide																		X
M - 1 St Vincents Drive(St. Vincents)	this website is not a reliable way to seek community feedback. It assumes that each participant is familiar with all the sites in Marin County in order to move the housing around. Some confusion at this site about 1800 vs 221 units- big difference. My opinion is that some development could happen at this site, but 1800 would be a huge burden to the traffic on the 101 in this area and could not be supported by the existing marinwood infrastucture	Countywide									X									X
M - 1 St Vincents Drive(St. Vincents)	Traffic is going to be a problem. Lack of water.	Countywide				X											X			
M - 1 St Vincents Drive(St. Vincents)	403 units is much less than the capacity at St Vincent's. This is an area that could absorb a mix of housing types, and is close to highway 101.	Enviro Hazard																X		X
M - 1 St Vincents Drive(St. Vincents)	Should be placed on this parcel but above 5 ft rise zone.	Enviro Hazard										X								X
M - 1 St Vincents Drive(St. Vincents)	St. Vincents consists of nearly 800 acres of land situated in the US 101 corridor. Its proximity to transportation and services makes it ideal for development of housing of all types and at all levels of affordability. The most developable portion of the St. Vincents property is that land located west of Holy Rosary Chapel--between US 101 and the Chapel. This land is on higher ground and not subject to sea level rise. Further, existing terrain provides a natural buffer such that housing can be located on the site without affecting the visual corridor; development would not be visible from US 101. This property should be further studied to determine just how many units can be accommodated here. It is the ideal site.	Enviro Hazard																X		X
M - 1 St Vincents Drive(St. Vincents)	St. Vincents consists of nearly 800 acres of land situated in the US 101 corridor. Its proximity to transportation and services makes it ideal for development of housing of all types and at all levels of affordability. The most developable portion of the St. Vincents property is that land located west of Holy Rosary Chapel--between US 101 and the Chapel. This land is on higher ground and not subject to sea level rise. Further, existing terrain provides a natural buffer such that housing can be located on the site without affecting the visual corridor; development would not be visible from US 101. This property should be further studied to determine just how many units can be accommodated here. It is the ideal site.	Enviro Hazard																X		X
M - 1 St Vincents Drive(St. Vincents)	Marin Housing plan provides for this scale of development at St Vincent.	Equity																		X
M - 1 St Vincents Drive(St. Vincents)	St. Vincents consists of nearly 800 acres of land situated in the US 101 corridor. Its proximity to transportation and services makes it ideal for development of housing of all types and at all levels of affordability. The most developable portion of the St. Vincents property is that land located west of Holy Rosary Chapel--between US 101 and the Chapel. This land is on higher ground and not subject to sea level rise. Further, existing terrain provides a natural buffer such that housing can be located on the site without affecting the visual corridor; development would not be visible from US 101. This property should be further studied to determine just how many units can be accommodated here. It is the ideal site.	Equity																X		X
M - 1 St Vincents Drive(St. Vincents)	The St. Vincent's property is nearly 800 acres within the US 101 corridor--close to transportation and services, a prime location for housing. Much of the property is located at higher elevations, so not subject to sea level rise. The area with greatest potential for housing development is located west of Holy Rosary Chapel (between the Chapel and US 101), where existing terrain would shield it from view from US 101, thereby maintaining the visual corridor. This area could accommodate all levels and densities of housing as a planned development.	Equity																X		X
M - 1 St Vincents Drive(St. Vincents)	Why so many here?	Equity									X									
M - 1 St Vincents Drive(St. Vincents)	St Vincent and Siviera Ranch can accommodate this development according to Marin Housing Plan and latest final EIA (~2007?).	Infll																		X
M - 1 St Vincents Drive(St. Vincents)	St. Vincents consists of nearly 800 acres of land situated in the US 101 corridor. Its proximity to transportation and services makes it ideal for development of housing of all types and at all levels of affordability. The most developable portion of the St. Vincents property is that land located west of Holy Rosary Chapel--between US 101 and the Chapel. This land is on higher ground and not subject to sea level rise. Further, existing terrain provides a natural buffer such that housing can be located on the site without affecting the visual corridor; development would not be visible from US 101. This property should be further studied to determine just how many units can be accommodated here. It is the ideal site.	Infll																X		X
N - 690 Redwood Hwy Frontage Road (Strawberry)	Strongly prefer more housing in locations like this closer to the city - where jobs are - to shorten commutes and decrease traffic sprawl. This site is also close to the highway/commuting corridor which is a plus. Density closer to the city is preferred.	Countywide																		X

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA BALANCING ACT SUBMISSION

N - 690 Redwood Hwy Frontage Road (Strawberry)	The area marked on the frontage road is extremely narrow for any type of building. It would severely impact the stability of the established housing on the hillside above. In addition, you would have housing on a narrow strip where there isn't even room for a sidewalk. There is no ability to expand the frontage road where traffic and intersections already receive a failing grade. Looking at the geography, you are basically trying to cram housing into the already crowded bottom of the funnel. It makes no sense. There is no room for parking - and please do not feed us a line that people who live here will use public transportation and not own cars as that is never the case.	Countywide					X	X				X							
N - 690 Redwood Hwy Frontage Road (Strawberry)	The property would be fine for housing, but the increased traffic to the nearby intersections would be untenable. Specifically, the intersections of Redwood Highway Frontage Road with Seminary Drive (at the 7-Eleven) and Tiburon Blvd to the north are both overloaded, and will be several fold worse already with the planned Seminary development within Strawberry. Adding additional housing here would further overload these intersections which have no alternative routes for traffic coming to/from the area.	Countywide					X												
N - 690 Redwood Hwy Frontage Road (Strawberry)	This would be great for seniors as it is nearby public transportation and shopping. It would be good wo	Countywide																	X
O - 217 Shoreline Highway (Tamalpais)	Density closer to the city like this location is preferred. Along the highway/commuter corridor is a plus as well.	Countywide																	X
O - 217 Shoreline Highway (Tamalpais)	Senior housing as long as it is raised up high enough not to be in a flood zone and ruin their cars-- The area is congested so they couldn't build much more due to the traffic congestion.	Countywide																	X
O - 217 Shoreline Highway (Tamalpais)	Traffic is a problem.	Countywide					X												
O - 217 Shoreline Highway (Tamalpais)	Storymaps.arcgis.com Richardson bay resilience SLR projections and interactive map	Enviro Hazard										X							
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	4900 SFD Blvd. is an inappropriate site for housing or any kind for several reasons: It is cross crossed by streams, it is a historically agricultural property with active ag use, and it is a beloved view corridor right at the gateway of the Valley. IThis proposal would be extremely controversial. Please consider maximizing housing at the current Woodacre fire station. From a housing advocate.	Countywide											X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I don't think this will be feasible due to lack of infrastructure and job opportunity	Countywide			X	X													
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	If school property yes on number of units. Limit single family. Cluster housing preferred. Senior and low income.	Countywide																	X
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	No development on Sir Francis Drake in West Marin. It's already impossible to evacuate on this road.	Countywide					X								X				
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	No one wants to see the entrance to our Valley sullied by an enclave of homes for people earning over \$132,000 a year. This location is not inside any village boundary. And this survey will not let us show zero units at this site. It allows eight units no matter what. This survey is extremely flawed!	Countywide																X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	This is a terrible place to put a bunch of housing units since there is no buffer between Sir Francis Drake and the homes. Other homes in the area are not directly visible from Sir Frances Drake as these would be and would be an unwelcome eye-sore. Most homes are at least one street off of Sir Francis Drake.	Countywide											X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	This is agricultural land and not suitable for housing. It will destroy the entrance to the Valley. Only put new housing within the village boundaries.	Countywide											X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	This is out in the middle of nowhere and so this would be good for seniors if they have good public transportation to get them to shopping, banks, doctor appointments, entertainment and if there is good internet access for them to be able to stream shows and movies and do email etc. -- Transportation is key to this remote location being a success.	Countywide																	X
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	This site is completely inappropriate for development in the valley. There should be 0 units in this location, I repeat zero. This site would not be "infill". It would forever mar the open space gateway to one of the most beautiful rural valleys in the world and the Point Reyes National Park. It is not within the village boundaries as required. There would be massive community protest, legal action, and resistance to developing this site.	Countywide										X		X					
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	Preservation of open space/ag easement here is important to SGV community.	Enviro Hazard											X						
Q - 800 Atherton Avenue (North Novato)	Encourage more building closer to the city or Richmond Bridge, where most people commute to daily. There aren't the jobs in Novato so this will lead to increased commutes and traffic. Build closer to the city and job centers.	Countywide				X	X												
Q - 800 Atherton Avenue (North Novato)	Fire danger, sensitive and endangered species in this area. Wildlife corridor.	Countywide											X		X				
Q - 800 Atherton Avenue (North Novato)	Put them all here.	Countywide																	X
Q - 800 Atherton Avenue (North Novato)	Atherton Avenue is severely affected when Route 37 floods, with several hundred additional cars travelling this route. This is an area where the county has mandated minimum lot sizes and has retained the "rural, agrarian" nature of the area. As a result there are no stop signs or street lights. Developing highly dense housing in the Atherton corridor is risky until the Hwy 37 flooding problems are fixed, and once they are the housing that is built should not be at a density above 10 units per acre given the lack of infrastructure.	Enviro Hazard			X		X					X	X						
R1 - 5800 Sir Francis Drake Boulevard (San Geronimo Valley)	Don't even think about it.	Countywide										X							

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA BALANCING ACT SUBMISSION

R1 - 5800 Sir Francis Drake Boulevard (San Geronimo Valley)	No public transit and fire risk.	Countywide							X						X				
R1 - 5800 Sir Francis Drake Boulevard (San Geronimo Valley)	Point Reyes is a great place to build more housing. Lovely community, local businesses would greatly benefit from more weekday patrons.	Countywide																	X
R1 - 5800 Sir Francis Drake Boulevard (San Geronimo Valley)	This site should only be used for the fire dept. or for other public community services with the currently existing building. It's part of a large open space property that needs to continue to be preserved as open space in perpetuity.	Countywide										X							
R10 - 200 San Pedro Road (Santa Venetia)	Traffic already terrible here.	Countywide				X													
R11 - 110 Strawberry Drive (Strawberry)	Family Housing and workforce housing would be nice here--as long as there is plenty of parking for the new residents as parking is key --	Countywide																	X
R11 - 110 Strawberry Drive (Strawberry)	Strawberry Drive is already impacted with very little ingress or egress. 28 is FAR TOO MUCH. All intersections here have a failing grade and there is no room to expand. Do not feed us a line that people living in these units will use public transportation as it has been proven time and time again that is not the case.	Countywide				X				X									
R11 - 110 Strawberry Drive (Strawberry)	Strongly prefer more housing in locations like this closer to the city - where jobs are - to shorten commutes and decrease traffic sprawl. Also like that this site is also close to the highway/commuter corridor. Density closer to the city like this location is preferred.	Countywide																	X
R11 - 110 Strawberry Drive (Strawberry)	The property would be fine for housing, but the increased traffic to the nearby intersections would be untenable. Specifically, the intersections of Redwood Highway Frontage Road with Seminary Drive (at the 7-Eleven) and Tiburon Blvd to the north are both overloaded, and will be several fold worse already with the planned Seminary development within Strawberry. Adding additional housing here would further overload these intersections which have no alternative routes for traffic coming to/from the area.	Countywide				X													
R12 - Mesa Road (Bollinas)	Lack of public transportation.	Countywide							X										
R13 - 26600 State Route 1 (Tomaes)	Lack of public transportation.	Countywide							X										
R14 - 13270 Sir Francis Drake Boulevard (Inverness)	sites on Tomaes Bay are not suitable due to sea level rise	Enviro Hazard										X							
R14 - 13270 Sir Francis Drake Boulevard (Inverness)	This is downtown Inverness. Sea level rise, water rationing, septic concerns all point to this as a bad choice.	Infill								X	X				X	X			
R15 -12785 Sir Francis Drake Boulevard (Inverness)	Rural area with serious water availability and fire safety issues. Transportation is non-existent. Use sub/urban sites where infrastructure and infilling can be maximized.	Infill						X				X			X	X			
R16 - 60 Fifth Street (Pt. Reyes Station)	Lack of public transportation.	Countywide						X											
R16 - 60 Fifth Street (Pt. Reyes Station)	This is half of the developed commercial area in a small town, already overtaxed by tourism. Water availability is a serious question for the residents now. Septic issues exist due to a high water table. Sea level rise will impact this area. Traffic and parking problems exist today.	Infill				X	X				X					X			
R17 - 11598 State Route 1 (Pt. Reyes Station)	Lack of public transportation.	Countywide						X											
R17 - 11598 State Route 1 (Pt. Reyes Station)	no septic. no safe egress/ingress for 60 units (#100+/- cars 2 x daily). hilly topography. on watershed	Enviro Hazard				X							X		X	X			
R17 - 11598 State Route 1 (Pt. Reyes Station)	This is a rural area with serious infrastructure considerations and restrictions. Water availability is questionable, waste water concerns above a fragile creek side ecosystem. Fire danger exists. Climate change will only exacerbate these issues. Infilling urban/suburban areas is preferable.	Infill							X		X	X				X			
R18 - 375 Shoreline Highway (Tamalpais)	There is way too much traffic in Tam Junction. It is the worst place imaginable to add more housing. Everyone forgets about all the tourist traffic that has to go through Tam Junction. Muir Woods get's a million visitors a year, Muir Beach, Stinson, and Mt. Tam and MMWD all get millions of visitors and probably all of that traffic goes through Tam Junction	Countywide				X													
R18 - 375 Shoreline Highway (Tamalpais)	Traffic and fire risk are a problem.	Countywide				X									X				
R19 - Tennessee Valley Road (Tamalpais)	Density closer to the city like this location is preferred. Along the highway/commuter corridor is a plus as well.	Countywide																	X
R19 - Tennessee Valley Road (Tamalpais)	Same thing, Tam junction is already slammed with traffic.	Countywide				X													
R19 - Tennessee Valley Road (Tamalpais)	Traffic is a problem.	Countywide				X													
R19 - Tennessee Valley Road (Tamalpais)	Storymaps.arcgis.com Richardson bay resilience SLR projections and interactive map	Enviro Hazard										X							
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	"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."	Countywide				X				X					X				
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	Access to this location is horrible. There are NO sidewalks already to and from the location. People are almost hit daily walking on North Knoll Road. There is NO ability to add sidewalks due to the topography. The streets here are narrow and you are simply adding 50+ new cars (please do not try and say this is transportation friendly and that people here won't own cars).	Countywide				X	X		X						X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA BALANCING ACT SUBMISSION

R2 - North Knoll Road and St. Thomas Drive (Strawberry)	No infrastructure including water hook-up, endangered plant species and wildlife habitats threatened. No easy traffic access including for fire evacuation. That hillside just caught fire in 2021; noisy right next to freeway at hill due to cars and trucks revving engines to get over hill	Countywide		X		X							X		X	X			
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	Strongly prefer more housing in locations like this closer to the city - where jobs are - to shorten commutes and decrease traffic sprawl. This site is also right along the highway/commuting corridor which is a plus. Density closer to the city like this location is preferred.	Countywide																	X
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	There is already multi unit housing in the area. Traffic is a problem.	Countywide				X				X									
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	This is around the corner from where I live in Kruger Pines Retirement Home at 47 N Knoll Road and this would be a fine location for more Senior housing which is much needed for boomers born 1946-1964 who are falling into homelessness with more and more frequency. Marin Food Bank could deliver food and Extra Food too since they already come here. This would be a welcome, much needed addition to the neighborhood.	Countywide																X	X
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	This is pristine natural land with an abundance of local species of wildlife.	Countywide											X						
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	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.	Countywide				X				X			X						
R20 - 260 Redwood Highway Frontage Road (Almonte)	Density closer to the city like this location is preferred. Along the highway/commuter corridor is a plus as well.	Countywide																	X
R20 - 260 Redwood Highway Frontage Road (Almonte)	prone to flooding, seal level rise and traffic on 101 horrible and traffic through Tam junction horrible. Wrong place to add more housing	Countywide				X					X								
R20 - 260 Redwood Highway Frontage Road (Almonte)	Storymaps.arcgis.com Richardson bay resilience SLR projections and interactive map	Enviro Hazard									X								
R20 - 260 Redwood Highway Frontage Road (Almonte)	This Infill site that was in a Redevelopment area decades ago, is presently zoned for a Hotel, with a garage built under the building, adjacent to Richardson Bay, a 100,000 S.F. Office building on the North and a houseboat community with an Office building on the South side. A distinctively designed building with state-of-the-art innovative elements addressing Climate change, Sea level rise and other changing environmental conditions in crisis mode, such as flooding, fire, power outages, etc. could provide very convenient work force, senior and affordable Housing, together with a Hotel, consisting of several stories of coexisting living- featuring materials and components that would demonstrate how imaginative and solution oriented goals can be attained , while getting cars off the road and facilitating the use of bicycles, buses, walking and jogging to nearby destinations - while also providing jobs and educating prospective workers in the construction, maintenance and service in the hospitality Industry. The substantial fees received by the county of Marin and monies spent with the nearby merchants and businesses would be of great value to the countywide community!	Infill																	X
R21 - 204 Flamingo Road (Tamalpais)	Again, Tam junction - already beyond carrying capacity. Why doesn't anyone do a traffic study? We're getting all of West Marin's traffic and MV's traffic. The entire Tam junction needs total rebuild and redesign before any additional housing is put there. This should be obvious.	Countywide				X													
R21 - 204 Flamingo Road (Tamalpais)	This looks like a good site to put 21 housing units in for seniors-- we need more senior housing and they do not go far very often and so this would not add to much traffic congestion if they were given senior housing there.	Countywide																	X
R21 - 204 Flamingo Road (Tamalpais)	Storymaps.arcgis.com Richardson bay resilience SLR projections and interactive map	Enviro Hazard									X								
R22 - 2400 Sir Francis Drake Drive (Unincorporated Fairfax)	Fairfax is a terrible place to do massive development. SFD blvd is slammed with all kinds of traffic. Local and tourist traffic. Pt. Reyes, Olema, Stinson, MMWD all get millions of visitors a year- all of which travel on SFD.	Countywide				X													
R22 - 2400 Sir Francis Drake Drive (Unincorporated Fairfax)	More senior housing is needed and they would not add to the traffic congestion on Sir Francis Drake in the AM & PM peak traffic times.	Countywide																	X
R22 - 2400 Sir Francis Drake Drive (Unincorporated Fairfax)	Prefer other housing closer to the highway/commuting corridor and closer to the city for shorter commute to jobs.	Countywide				X													
R3 - 275 Olive Avenue (Blackpoint)	This location is not within walking distance or near any public transit including bus stops, grocery store, gas station, or any amenities. Recommend to instead build more housing near those amenities and public transit. It is also farthest away from most of the jobs people commute to in the city or East Bay, so will increase commute times and congestion due to lack of being near any public transit. Prefer more density in other locations that are closer to the city.	Countywide				X	X		X										
R4 - 5600 Nicasio Valley Road (Nicasio)	There are lots of agricultural workers in West Marin who would benefit from affordable housing in Nicasio.	Countywide																	X
R5 - 299 Olive Avenue (Blackpoint)	This location is not within walking distance or near any public transit including bus stops, grocery store, gas station, or any amenities. Recommend to instead build more housing near those amenities and public transit. It is also farthest away from most of the jobs people commute to in the city or East Bay, so will increase commute times and congestion due to lack of being near any public transit. Density in other locations closer to the city is preferred.	Countywide				X	X		X										
R6 - Donahue Street (Marin City)	Density closer to the city as in this location is preferred. Along the highway/commuter corridor is a plus as well.	Countywide																	X
R6 - Donahue Street (Marin City)	Placing additional units here wouldn't be in line with the "Address Racial Equity and Historic Patterns of Segregation" Scenario because there is already a majority of public housing and low income units in Marin City	Equity																X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA BALANCING ACT SUBMISSION

R7 - Eagle Rock Road (Strawberry)	"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."	Countywide					X				X					X			
R7 - Eagle Rock Road (Strawberry)	Eagle Rock is already pretty well built-out. The ability to turn off of the main intersection here is already hotly contested. This would be more cars with the inability to turn to go home. Do not feed us all the line that people who live here will not have cars and will only use public transportation. That never turns out to be the case.	Countywide					X	X											
R7 - Eagle Rock Road (Strawberry)	Incredibly steep terrain; no room for 32 units; no water hook-up, access or other infrastructure, which could lead to neighborhood evacuation problems in a fire-prone area; already bad traffic on tiburon boulevard; abundant wildlife with nowhere to go if you destroy their habitat	Countywide			X			X				X			X		X		
R7 - Eagle Rock Road (Strawberry)	Prefer more housing in locations like this closer to the city - where jobs are - to shorten commutes and decrease traffic sprawl. Also like that this site is closer to the highway/commuting corridor.	Countywide																	X
R7 - Eagle Rock Road (Strawberry)	This is pristine natural land with an abundance of local species of wildlife.	Countywide											X						
R7 - Eagle Rock Road (Strawberry)	This is the next street over from me as I live in Kruger Pines 47 N Knoll Road- we would need a traffic light put at N Knoll Rd & Tiburon Blvd-- redo that intersection and make N Knoll Road a county maintained road too as it is just pot holes now and getting worse. The traffic has to be very aggressive leaving the neighborhood to make a right turn to get on the 101. There is no way to make left turns at all onto Tiburon Blvd. so that whole intersection needs to be redone. It could be family and workforce up on Eagle Rock and put the seniors on N. Knoll Road.	Countywide						X										X	X
R7 - Eagle Rock Road (Strawberry)	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 on extreme slope - likely a 30% grade. Adding high density housing to this site will also destroy the family neighborhood surrounded by open space. Please consider repurposing more urban locations.	Countywide						X				X		X					
R7 - Eagle Rock Road (Strawberry)	Traffic is horrible in this area. Also there is a lot of street parking on Eagle Rock. Adding additional housing will only cause worse conditions. The open space on ring mountain is home to many wildlife (owls, coyotes, turkey, deer and bobcats not to mention smaller animals as well.)	Countywide						X	X			X		X					
R8 - 8901 Redwood Boulevard (North Novato)	Fire risk and lack of water for more residents. This appears to be over a state park. No development on a state park.	Countywide											X			X	X		
R8 - 8901 Redwood Boulevard (North Novato)	Prefer more building down south near the city/jobs, for shorter commutes, less traffic, and less sprawl.	Countywide						X					X						
R8 - 8901 Redwood Boulevard (North Novato)	Too close to important Miwok site.	Enviro Hazard						X							X				
R9 - Sir Francis Drake Boulevard (San Quentin)	Traffic to get to the bridge is already terrible. Reroute the road going to the bridge and this would be a good location.	Countywide						X											
Total RHNA Allocation	This is far too much that is being shoved down into the funnel where there is little land available (Strawberry, Marin City). The County needs to be aggressive and pushing back on ABAG and the state. San Francisco has over 40,000 vacant properties so let Weiner deal with getting San Francisco vacancies down and stop shoving the issue onto Marin.	Countywide																	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS

COMMENTS RECEIVED VIA SITES SUGGESTION MAP

[Home](#) » [Unincorporated Marin County](#) » [Do you have a suggestion for a potential Housing...](#)



Do you have a suggestion for a potential Housing Element site?

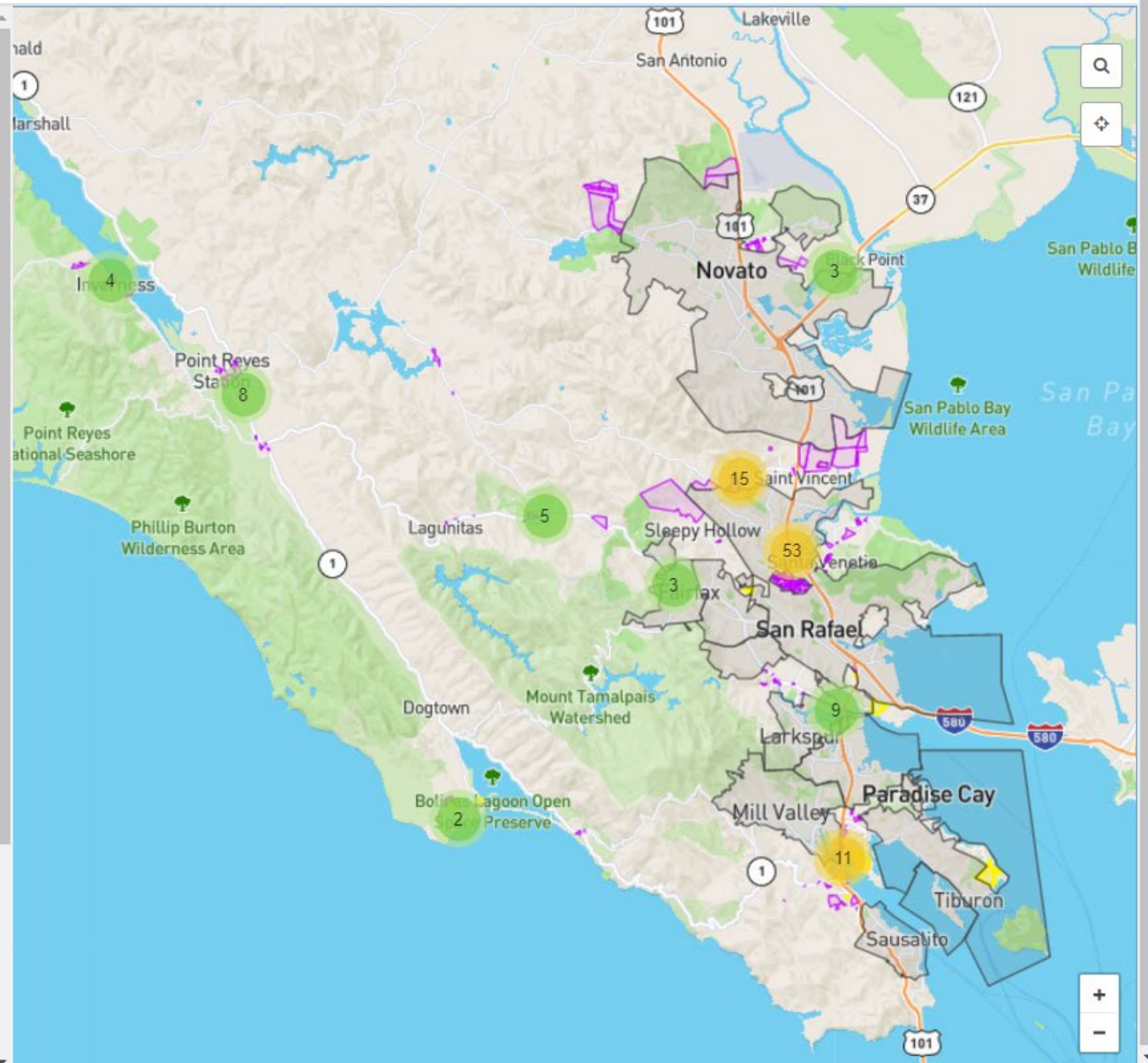


Part of the Housing Element includes identifying potential sites for housing development in the unincorporated county. **If you have a housing site suggestion, click on the plus icon to the left and drag a pin on the map.** You can also **search by address** by clicking on the magnifying glass icon to the top-right of the map. To check whether an address is located in the unincorporated county, use our [jurisdiction lookup tool](#).

- Areas in grey on the map indicate incorporated cities and towns
- Areas in purple are candidate Housing Element sites
- Areas in yellow are credit Housing Element sites (meaning there is an active housing application on the site)









In addition to the [Balancing Act tool](#), you may use this map to share comments about any of the candidate housing sites. You can do so by dragging a pin on the site and typing your comment into the textbox.

If you are having difficulty using this tool, you can also share site suggestions with Staff by email at



Do you have a suggestion for a potential Housing Element site?

Date of contribution	Contributor Details		Marker Details				Your Comment	Add Image
	Login (Screen name)	Contributor Summary (Signup form Qs - Detailed breakup on the right >)	Latitude	Longitude	Address	Category		
Jan 05 22 07:39:24 pm	Aline Tanielian	Aline Tanielian,atanielian@marincounty.org,	38.04439745	-122.541846	261 Red Hawk Road, Novato, California 94949, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-56364	Potential Housing Site	Example #2	/files/original/missing.png
Jan 05 22 07:39:26 pm	Aline Tanielian	Aline Tanielian,atanielian@marincounty.org,	38.04324292	-122.5362944	Redwood Highway, Novato, California 94949, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-56365	Potential Housing Site	Example	/files/original/missing.png
Jan 11 22 01:16:22 am	Mary Miller		37.87774002	-122.5233241	60 Tennessee Valley Road, Mill Valley, California 94941, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-56503	Potential Housing Site	Tennessee Valley Road has room for infill, with access to major commute areas, buses and bike routes.	/files/original/missing.png
Jan 12 22 02:46:32 pm	Andre Souang		38.02605035	-122.577526	1501 Lucas Valley Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-56546	Potential Housing Site	Property has authorization for four water connections and is surrounded by smaller-lot residential development.	/files/original/missing.png
Jan 13 22 03:25:45 pm	Technically Beautiful		38.00844237	-122.5081694	50 Bayhills Drive, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-56568	Potential Housing Site	I own more than 15 acres of hillside here that I think could be used for housing -- especially now that the law allows for more than one house per lot. I have 5 lots, and at least one could be split. My property is about 1.5 miles from Hwy 101, so a bit far for commuting purposes, but Santa Venetia is across the street and they have a small bus service.	/files/original/missing.png
Jan 14 22 06:29:14 pm	Marinparker		37.86353815	-122.4948657	2100 Bridgeway, Sausalito, California 94965, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-56584	Potential Housing Site	The bay model would be an ideal site to convert to housing	/files/original/missing.png
Jan 14 22 06:51:45 pm	Guy Palmer		38.02510648	-122.5279427	401 North Avenue, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-56585	Potential Housing Site	The (ridiculous) amount of housing should be added in Northern Marin. Efforts should be focused on where there is ample, undeveloped land. Southern Marin is way too congested (local traffic wise). Plus, I don't understand why the recent creation of inlaw units, lot splitting, duplex creation doesn't already meet the housing mandate. The mandate is also patently ridiculous. Why? The infrastructure doesn't exist. Labor force doesn't exist. And Marin just lost 2000 (+) residents and will likely lose more.	/files/original/missing.png
Jan 20 22 06:56:44 pm	kevin conger		37.88066279	-122.5241661	227 Shoreline Highway, Mill Valley, California 94941, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-56686	Potential Housing Site		/files/original/missing.png
Jan 21 22 03:03:36 pm	Leep		37.98872624	-122.5611269	58 Sacramento Avenue, San Anselmo, California 94960, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-56710	Potential Housing Site	Large area of land to develop, close to services, open space, shopping, parks, schools, high resource area	/files/original/missing.png
Jan 21 22 03:05:40 pm	Leep		38.01514988	-122.6611733	5800 Sir Francis Drake Boulevard, Nicasio, California 94963, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-56712	Potential Housing Site		/files/original/missing.png

Jan 26 22 06:01:24 pm	Ethan Strull		38.00013653	-122.5356841	Redwood Highway, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-56816	Potential Housing Site	Underutilized area near transit and growing town center!	
Jan 31 22 05:19:13 pm	WM person		38.06824735	-122.7999401	201 Commodore Webster Drive, Point Reyes Station, California 94956, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-56916	Potential Housing Site	50 +/- units of Affordable housing are being planned for this site by C.L.A.M. in West Marin. This project is in development now.	
Feb 01 22 04:01:57 pm	Aline Tanielian	Aline Tanielian,atanielian@marincounty.org,	38.00760547	-122.5120693	161 Granlee Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57008	Potential Housing Site	180-311-06	
Feb 01 22 04:05:30 pm	Aline Tanielian	Aline Tanielian,atanielian@marincounty.org,	38.00753361	-122.511313	161 Granlee Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57009	Potential Housing Site	180-311-07	
Feb 01 22 04:09:03 pm	Aline Tanielian	Aline Tanielian,atanielian@marincounty.org,	38.00775763	-122.5104064	220 Granlee Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57010	Potential Housing Site	180-331-04	
Feb 02 22 04:36:06 pm	TomHicks10	TomHicks10,investmentbanker1023@gmail.com,	38.09730678	-122.3434639	California, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57022	Potential Housing Site	We would like to introduce our property for potential housing in Marin County 2800 West Novato Blvd 435 acres Bowman Canyon	
Feb 02 22 04:36:07 pm	TomHicks10	TomHicks10,investmentbanker1023@gmail.com,	38.09730678	-122.3434639	California, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57023	Potential Housing Site	We would like to introduce our property for potential housing in Marin County 2800 West Novato Blvd 435 acres Bowman Canyon	
Feb 02 22 04:36:15 pm	TomHicks10	TomHicks10,investmentbanker1023@gmail.com,	38.09730678	-122.3434639	California, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57024	Potential Housing Site	We would like to introduce our property for potential housing in Marin County 2800 West Novato Blvd 435 acres Bowman Canyon	
Feb 03 22 11:14:13 pm	Geoffrey Barneby	Geoffrey Barneby,gbbarneby@gmail.com,	38.10613726	-122.5192952	194 Atherton Avenue, Novato, California 94945, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57069	Potential Housing Site		
Feb 03 22 11:14:21 pm	Geoffrey Barneby	Geoffrey Barneby,gbbarneby@gmail.com,	38.10613726	-122.5192952	194 Atherton Avenue, Novato, California 94945, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57070	Potential Housing Site	Potential housing site	https://s3-us-west-1.amazonaws.com/ehq-production-us-california/3e33a3c73b320b7b9f794b52ac5cb389dd91a358/original/1643957937/352f473b39a917a185f7a5e19be2c25e_Screen_Shot_2022-02-03_at_10.58.12_PM.png?1643957937
Feb 03 22 11:14:25 pm	Geoffrey Barneby	Geoffrey Barneby,gbbarneby@gmail.com,	38.10613726	-122.5192952	194 Atherton Avenue, Novato, California 94945, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57071	Potential Housing Site	The 5 acres at 192 Atherton, Novaro (on the corner of Tamarin Ln), is owned by The New Village School. Our intent with this land is to provide an educational facility to our k - 8 students around caring for animals, growing crops and working with their hands while engaging in the sciences (botany, biology, physics and environmental impacts, etc.). We are also interested in supporting our Community and a part of this would be to offer affordable housing options for our teachers and supporting team members - and potentially for our alumni and other public service providers. We regard this as an imperative for the sustainability of our school and our community - as the cost of living in Marin increases - we would like to provide options for our teachers to be able to afford to live in Marin. We would like to develop up to 12 affordable housing units on this property.	https://s3-us-west-1.amazonaws.com/ehq-production-us-california/3e33a3c73b320b7b9f794b52ac5cb389dd91a358/original/1643957937/352f473b39a917a185f7a5e19be2c25e_Screen_Shot_2022-02-03_at_10.58.12_PM.png?1643957937

Feb 03 22 11:15:19 pm	Geoffrey Barneby	Geoffrey Barneby,gbbarneby@gmail.com,	38.10613726	-122.5192952	194 Atherton Avenue, Novato, California 94945, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57072	Potential Housing Site	The 5 acres at 192 Atherton, Novaro (on the corner of Tamarin Ln), is owned by The New Village School. Our intent with this land is to provide an educational facility to our k - 8 students around caring for animals, growing crops and working with their hands while engaging in the sciences (botany, biology, physics and environmental impacts, etc.). We are also interested in supporting our Community and a part of this would be to offer affordable housing options for our teachers and supporting team members - and potentially for our alumni and other public service providers. We regard this as an imperative for the sustainability of our school and our community - as the cost of living in Marin increases - we would like to provide options for our teachers to be able to afford to live in Marin. We would like to develop up to 12 affordable housing units on approximately 1 acre of this property.	https://s3-us-west-1.amazonaws.com/ehq-production-us-california/3e33a3c73b320b7b9f794b52ac5cb389dd91a358/original/1643957937/352f473b39a917a185f7a5e19be2c25e_Screen_Shot_2022-02-03_at_10.58.12_PM.png?1643957937
Feb 03 22 11:16:21 pm	Geoffrey Barneby	Geoffrey Barneby,gbbarneby@gmail.com,	38.10613726	-122.5192952	194 Atherton Avenue, Novato, California 94945, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57073	Potential Housing Site	The 5 acres at 192 Atherton, Novaro (on the corner of Tamarin Ln), is owned by The New Village School. Our intent with this land is to provide an educational facility to our k - 8 students around caring for animals, growing crops and working with their hands while engaging in the sciences (botany, biology, physics and environmental impacts, etc.). We are also interested in supporting our Community and a part of this would be to offer affordable housing options for our teachers and supporting team members - and potentially for our alumni and other public service providers. We regard this as an imperative for the sustainability of our school and our community - as the cost of living in Marin increases - we would like to provide options for our teachers to be able to afford to live in Marin. We would like to develop up to 12 affordable housing units on approximately 1 acre of this property.	https://s3-us-west-1.amazonaws.com/ehq-production-us-california/3e33a3c73b320b7b9f794b52ac5cb389dd91a358/original/1643957937/352f473b39a917a185f7a5e19be2c25e_Screen_Shot_2022-02-03_at_10.58.12_PM.png?1643957937
Feb 03 22 11:19:32 pm	Geoffrey Barneby	Geoffrey Barneby,gbbarneby@gmail.com,	38.10613726	-122.5192952	194 Atherton Avenue, Novato, California 94945, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57074	Potential Housing Site	The 5 acres at 192 Atherton, Novaro (on the corner of Tamarin Ln), is owned by The New Village School. Our intent with this land is to provide an educational facility to our k - 8 students around caring for animals, growing crops and working with their hands while engaging in the sciences (botany, biology, physics and environmental impacts, etc.). We are also interested in supporting our Community and a part of this would be to offer affordable housing options for our teachers and supporting team members - and potentially for our alumni and other public service providers. We regard this as an imperative for the sustainability of our school and our community - as the cost of living in Marin increases - we would like to provide options for our teachers to be able to afford to live in Marin. We would like to develop up to 12 affordable housing units on approximately 1 acre of this property.	https://s3-us-west-1.amazonaws.com/ehq-production-us-california/3e33a3c73b320b7b9f794b52ac5cb389dd91a358/original/1643957937/352f473b39a917a185f7a5e19be2c25e_Screen_Shot_2022-02-03_at_10.58.12_PM.png?1643957937
Feb 04 22 08:26:33 am	Geoffrey Barneby	Geoffrey Barneby,gbbarneby@gmail.com,	38.10613726	-122.5192952	194 Atherton Avenue, Novato, California 94945, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57079	Potential Housing Site		
Feb 05 22 08:31:13 pm	chrishulls	chrishulls,crhulls@gmail.com,	38.06895435	-122.7993694	204 Commodore Webster Drive, Point Reyes Station, California 94956, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57110	Potential Housing Site	I hope more housing is built in areas such as the coast guard area which are set back from the main town and will not result in a significant change of character	/files/original/missing.png
Feb 05 22 08:31:21 pm	chrishulls	chrishulls,crhulls@gmail.com,	38.06895435	-122.7993694	204 Commodore Webster Drive, Point Reyes Station, California 94956, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57111	Potential Housing Site	I hope more housing is built in areas such as the coast guard area which are set back from the main town and will not result in a significant change of character	/files/original/missing.png
Feb 05 22 08:31:25 pm	chrishulls	chrishulls,crhulls@gmail.com,	38.06895435	-122.7993694	204 Commodore Webster Drive, Point Reyes Station, California 94956, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57112	Potential Housing Site	I hope more housing is built in areas such as the coast guard area which are set back from the main town and will not result in a significant change of character	/files/original/missing.png
Feb 05 22 08:35:32 pm	chrishulls	chrishulls,crhulls@gmail.com,	38.06993664	-122.8079653	207 A Street, Point Reyes Station, California 94956, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57113	Potential Housing Site	This is not an appropriate site for additional housing. It is a historic building along a very common walking path for residents. The open lot was often used for community events in the past and helps the outskirts of town avoid a dense feel. The town would be better served with affordable housing units that are either in existing buildings or in concentrated developments outside of the areas of the town that provide its character and sleepy feel	/files/original/missing.png
Feb 05 22 08:35:35 pm	chrishulls	chrishulls,crhulls@gmail.com,	38.06993664	-122.8079653	207 A Street, Point Reyes Station, California 94956, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57114	Potential Housing Site	This is not an appropriate site for additional housing. It is a historic building along a very common walking path for residents. The open lot was often used for community events in the past and helps the outskirts of town avoid a dense feel. The town would be better served with affordable housing units that are either in existing buildings or in concentrated developments outside of the areas of the town that provide its character and sleepy feel	/files/original/missing.png
Feb 09 22 05:34:31 pm	Marinette	Marinette,v_taylor_94903@yahoo.com,	37.9461604	-122.5244236	Mollie Stone's Markets, 270 Bon Air Ctr, Greenbrae, California 94904, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57332	Potential Housing Site	All of Bon Air Shopping Center. They could easily provide two floors of apartments above the entire center. All shopping centers in Marin should be high on the list for adding apartments so that we can begin to balance our land use pattern.	/files/original/missing.png

Feb 09 22 05:37:06 pm	Marinette	Marinette,v_taylor_94903@yahoo.com,	37.95773364	-122.5499153	1036 Sir Francis Drake Boulevard, Kentfield, California 94904, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57333	Potential Housing Site	3-4 story apartment buildings could be added along Sir Frances Drake from the college to Bon Air Road. This would provide much needed housing for students and staff as well as others. SFD also has excellent transit services, making this ideal for commuters.	/files/original/missing.png
Feb 09 22 05:39:38 pm	Marinette	Marinette,v_taylor_94903@yahoo.com,	38.00292627	-122.5446582	7000 Northgate Drive, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57334	Potential Housing Site	I realize this isn't in unincorporated Marin, but it bears repeating - add housing at all shopping centers in Marin. We need to balance our land uses with housing on top of retail.	/files/original/missing.png
Feb 09 22 05:44:13 pm	Marinette	Marinette,v_taylor_94903@yahoo.com,	37.8968691	-122.5143814	50 Belvedere Drive, Mill Valley, California 94941, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57335	Potential Housing Site	Add two or three stories of apartments to all shopping centers in Marin. These areas are already built up, are (obviously) close to shopping, and already have masses of parking.	/files/original/missing.png
Feb 09 22 05:44:20 pm	Marinette	Marinette,v_taylor_94903@yahoo.com,	37.8968691	-122.5143814	50 Belvedere Drive, Mill Valley, California 94941, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57336	Potential Housing Site	Add two or three stories of apartments to all shopping centers in Marin. These areas are already built up, are (obviously) close to shopping, and already have masses of parking.	/files/original/missing.png
Feb 10 22 05:12:05 pm	cclune		38.10238883	-122.8575271	5 Balmoral Way, Inverness, California 94937, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57352	Potential Housing Site	Arent these houses on a cliff? Doesnt seem like the best place to develop multiple units for the long term	/files/original/missing.png
Feb 10 22 05:12:07 pm	cclune		38.10238883	-122.8575271	5 Balmoral Way, Inverness, California 94937, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57353	Potential Housing Site	Arent these houses on a cliff? Doesnt seem like the best place to develop multiple units for the long term	/files/original/missing.png
Feb 10 22 05:12:47 pm	cclune		38.10265478	-122.8569049	12844 Sir Francis Drake Boulevard, Inverness, California 94937, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57354	Potential Housing Site	What does it mean when the box goes way out into the water like this one does? Has sea level rise been considered?	/files/original/missing.png
Feb 10 22 05:13:12 pm	cclune		38.10265478	-122.8569049	12844 Sir Francis Drake Boulevard, Inverness, California 94937, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57355	Potential Housing Site	What does it mean when the box goes way out into the water like this one does? Has sea level rise been considered?	/files/original/missing.png
Feb 10 22 05:13:17 pm	cclune		38.10265478	-122.8569049	12844 Sir Francis Drake Boulevard, Inverness, California 94937, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57356	Potential Housing Site	What does it mean when the box goes way out into the water like this one does? Has sea level rise been considered?	/files/original/missing.png
Feb 10 22 05:13:21 pm	cclune		38.10265478	-122.8569049	12844 Sir Francis Drake Boulevard, Inverness, California 94937, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57357	Potential Housing Site	What does it mean when the box goes way out into the water like this one does? Has sea level rise been considered?	/files/original/missing.png

Feb 10 22 05:13:31 pm	cclune		38.10265478	-122.8569049	12844 Sir Francis Drake Boulevard, Inverness, California 94937, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57358	Potential Housing Site	What does it mean when the box goes way out into the water like this one does? Has sea level rise been considered?	/files/original/missing.png
Feb 10 22 05:13:39 pm	cclune		38.10265478	-122.8569049	12844 Sir Francis Drake Boulevard, Inverness, California 94937, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57359	Potential Housing Site	What does it mean when the box goes way out into the water like this one does? Has sea level rise been considered?	/files/original/missing.png
Feb 10 22 05:13:41 pm	cclune		38.10265478	-122.8569049	12844 Sir Francis Drake Boulevard, Inverness, California 94937, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57360	Potential Housing Site	What does it mean when the box goes way out into the water like this one does? Has sea level rise been considered?	/files/original/missing.png
Feb 10 22 05:13:42 pm	cclune		38.10265478	-122.8569049	12844 Sir Francis Drake Boulevard, Inverness, California 94937, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57361	Potential Housing Site	What does it mean when the box goes way out into the water like this one does? Has sea level rise been considered?	/files/original/missing.png
Feb 10 22 05:13:43 pm	cclune		38.10265478	-122.8569049	12844 Sir Francis Drake Boulevard, Inverness, California 94937, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57362	Potential Housing Site	What does it mean when the box goes way out into the water like this one does? Has sea level rise been considered?	/files/original/missing.png
Feb 10 22 05:15:23 pm	cclune		38.10782552	-122.872892	F R Road, Inverness, California 94937, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57363	Potential Housing Site	This would be a nice place	/files/original/missing.png
Feb 10 22 05:16:14 pm	cclune		38.09704446	-122.8516048	12786 Sir Francis Drake Boulevard, Inverness, California 94937, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57364	Potential Housing Site	This would be lovely but has sea level rise been considered?	/files/original/missing.png
Feb 10 22 11:13:22 pm	SS		37.96031202	-122.5536	16 Sir Francis Drake Boulevard, Greenbrae, California 94957, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57366	Potential Housing Site	Central location for housing students, teachers, medical staff, retail/restaurant workers, etc. Nearby public Transit access.	/files/original/missing.png
Feb 14 22 10:10:36 am	tjamez		37.95343619	-122.4962926	2900 Kerner Boulevard, San Rafael, California 94901, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57410	Potential Housing Site	I don't know if there is a problem with this being too low in altitude, but if the big stores are out here, it seems housing could be too.	/files/original/missing.png
Feb 14 22 10:16:38 am	tjamez		37.95343619	-122.4962926	2900 Kerner Boulevard, San Rafael, California 94901, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57411	Potential Housing Site	I don't know if there is a problem with this being too low in altitude, but if the big stores are out here, it seems housing could be too.	/files/original/missing.png

Feb 14 22 10:34:07 am	Laurie Monserrat		38.08367652	-122.8031735	40 Tomasini Canyon Road, Petaluma, California 94956, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57412	Potential Housing Site	There is already unpermitted housing on this property, why not permit it and add more? (Martinelli property in Point Reyes CA)	/files/original/missing.png
Feb 14 22 11:01:25 am	Said		37.98880976	-122.5907436	2040 Sir Francis Drake Boulevard, Fairfax, California 94930, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57424	Potential Housing Site	Infill rather than encroach on open space. Fairfax seems to have some viable lots.	/files/original/missing.png
Feb 14 22 12:00:59 pm	Valeria Sasser		37.92583513	-122.5230289	Pet Club, 508 Tamalpais Dr, Corte Madera, California 94925, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57460	Potential Housing Site	Several units can be added to this underutilized commercial site, by adding second/third floors, not to mention it is well served by transit. This area belongs to the Town of Corte Madera city.	/files/original/missing.png
Feb 14 22 12:03:01 pm	Valeria Sasser		37.9241552	-122.5180346	707 Meadowsweet Drive, Corte Madera, California 94925, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57461	Potential Housing Site	Several units can be added to the CM Library site, by adding second/third floors or building behind it, not to mention it is well served by transit. I am AGAINST destroying or moving the library but using this underutilized site to add more housing. This area belongs to the Town of Corte Madera city.	/files/original/missing.png
Feb 14 22 12:04:47 pm	Valeria Sasser		37.93224555	-122.5174445	Century Theatre, 41 Tamal Vista Blvd, Corte Madera, California 94925, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57462	Potential Housing Site	As long it is all integrated and beautifully planned, we can have several more units on this site.	/files/original/missing.png
Feb 14 22 02:06:30 pm	Neil Sorensen		38.02362817	-122.5235702	301 Smith Ranch Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57464	Potential Housing Site	Old Honor Farm site.	/files/original/missing.png
Feb 15 22 07:36:30 am	B		37.98696319	-122.5892258	47 Broadway Boulevard, Fairfax, California 94930, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57471	Potential Housing Site		/files/original/missing.png
Feb 16 22 11:48:19 am	Annabelle Scott		37.8990177	-122.7043304	270 Elm Road, Bolinas, California 94924, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57520	Potential Housing Site	BCPUD building, formerly a children's center, sitting empty, needs rehabilitation.	/files/original/missing.png
Feb 16 22 11:48:30 am	Annabelle Scott		37.8990177	-122.7043304	270 Elm Road, Bolinas, California 94924, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57521	Potential Housing Site	BCPUD building, formerly a children's center, sitting empty, needs rehabilitation.	/files/original/missing.png
Feb 16 22 11:49:36 am	Annabelle Scott		37.90810075	-122.6871485	22 Brighton Avenue, Bolinas, California 94924, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57522	Potential Housing Site	Waterhouse building, damaged by fire, totally dilapidated, formerly housing and commercial, needs rehab.	/files/original/missing.png
Feb 16 22 11:49:52 am	Annabelle Scott		37.90810075	-122.6871485	22 Brighton Avenue, Bolinas, California 94924, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57523	Potential Housing Site	Waterhouse building, damaged by fire, totally dilapidated, formerly housing and commercial, needs rehab.	/files/original/missing.png

Feb 16 22 08:34:54 pm	Leyla Hill		37.99076351	-122.5476166	30 Indian Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57526	Potential Housing Site	This is my property, and it is absurd to include it. It is extremely steep, virtually no level ground, it is up a one-lane, private road in the WUI. It is fully built out with a main house and an ADU. Please delete this site and all similarly situated ones in Los Ranchitos from consideration for rezoning.	/files/original/missing.png
Feb 16 22 08:41:41 pm	Leyla Hill		37.9917565	-122.5380223	11 Circle Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57527	Potential Housing Site	Just as absurd as it is to include properties on 1-lane roads in the WUI, there is no reason for excluding 5 Circle Road or 11 Circle Road, on flat land, abutting Los Ranchitos Road. I am not suggesting that these parcels be included for rezoning. I'm pointing out the arbitrary and unrealistic manner in which parcels seem to have been selected and omitted. Los Ranchitos is built out as it is and was intended and deeded to be: minimum 1 acre parcels with single family homes that have agricultural zoning and the ability to keep livestock.	/files/original/missing.png
Feb 17 22 12:30:29 pm	Janet		38.02807517	-122.5659445	1009 Idylberry Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57548	Potential Housing Site	Part of this property is on a hillside/open space, has an existing county child development center, senior housing complex, cemetery, juvenile hall, child abuse center, and openspace county offices. Unless these buildings are demolished, there is little space for 245 units. I would be in favor of expanding the senior low income housing that is there, but not in favor of building a multistory complex in the middle of single family homes.	/files/original/missing.png
Feb 17 22 08:56:40 pm	KSC	KSC,k.curtis@comcast.net,	37.9972914	-122.5709081	116 Holstein Road, San Anselmo, California 94960, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57580	Potential Housing Site	40 housing units easy.	/files/original/missing.png
Feb 18 22 07:17:53 am	SWK		38.02689396	-122.5656813	2 Jeannette Prandi Way, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57581	Potential Housing Site	Considerations need to be addressed regarding the placement of dense, multistory housing in the center of the single story community. It would eliminate a valued and well-loved and well-used accessible open space and destroy the fabric of the existing community. I would be in favor of much less dense, double story housing that is in keeping design-wise with the community, up to 50 units that complement the existing Rotary Village. But please do not plop down 250 units in 4 story megaliths. Such developments are better suited to corridor areas, perhaps nearer to Hwy 101 at the Marinwood site. Please come and spend a few hours in the green and see for yourself how important this particular spot is to the community. I could see repurposing the juvenile complex, as it seems to be under used, rarely more than a handful of residents, and repurposing the juvenile court property to accommodate appropriate double story, attractive housing, but please don't rob the community of accessible green space.	/files/original/missing.png
Feb 20 22 05:29:24 pm	jkc		38.03484201	-122.5294876	1 Saint Vincent Drive, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57601	Potential Housing Site	1800 housing units in this area impacts both equity and environmental. This is the largest site in the unincorporated area and will impact this pristine open space environment and add to congestion/air pollution/traffic to 101 at this exit and inability for the community to support this area w/ existing resources (school/fire).	/files/original/missing.png
Feb 21 22 07:10:43 am	Elise Semonian	Elise Semonian ,esemonian@townofsananselmo.org,	37.99745204	-122.5698119	116 Holstein Road, San Anselmo, California 94960, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57632	Potential Housing Site	San Anselmo Open Space Committee notes that this area is designated as a priority for Open Space in the Town of San Anselmo General Plan Open Space Element	/files/original/missing.png
Feb 21 22 07:11:21 am	Elise Semonian	Elise Semonian ,esemonian@townofsananselmo.org,	37.98700547	-122.5615561	300 Los Angeles Boulevard, San Anselmo, California 94960, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57633	Potential Housing Site	San Anselmo Open Space Committee notes that this area is designated as priority for Open Space on the Town of San Anselmo General Plan Open Space Element. Please consider landslide hazard maps for this area too.	https://s3-us-west-1.amazonaws.com/ehq-production-us-california/ed0031705aa7b32ac1c4d35d82d687cea9b604ae/original/1645456996/0ab951d54d3d2143f72a6d56baa80175_Map_3_Open_Space_Plan_Page_1.jpg?1645456996
Feb 21 22 07:12:43 am	Elise Semonian	Elise Semonian ,esemonian@townofsananselmo.org,	37.99131787	-122.5652897	5 Carmel Way, San Anselmo, California 94960, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57634	Potential Housing Site	San Anselmo Open Space Committee notes that this area designated as priority for Open Space on the Town of San Anselmo General Plan Open Space Element. Please consider landslide hazard maps for this area too.	/files/original/missing.png
Feb 21 22 07:27:52 am	Elise Semonian	Elise Semonian ,esemonian@townofsananselmo.org,	37.98668415	-122.5618994	256 Los Angeles Boulevard, San Anselmo, California 94960, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57635	Potential Housing Site	San Anselmo Open Space Committee notes that this area is designated as priority for Open Space on the Town of San Anselmo General Plan Open Space Element. Please consider landslide hazard maps for this area too.	https://s3-us-west-1.amazonaws.com/ehq-production-us-california/257e58669bb48924143bfa7e712dac208dce7355/original/1645457273/a6597ab5648ee542a2771a0820a6da08_Rice_Map.jpg?1645457273

Feb 22 22 11:39:12 am	John Kirk McDonoug h		38.02627278	-122.5662661	6 Jeannette Prandi Way, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57686	Potential Housing Site	6 Jeannette Prandi Way is a bad location for new housing. In the event of a wildfire Lucas Valley Rd. is the only avenue of escape and last September cars backed up on the road with only a few streets in Upper & Lower Lucas Valley being evacuated. Moreover, many residents use the park adjacent to the Juvenile Complex for daily exercise.	/files/original/missing.png
Feb 22 22 02:14:36 pm	G		37.99464079	-122.605834	300 Bothin Road, Fairfax, California 94930, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57688	Potential Housing Site	17 acres across 5 parcels here, Bothin good flat road	/files/original/missing.png
Feb 23 22 12:58:52 am	Greg R.		38.02086297	-122.6688499	Meadow Way, Forest Knolls, California 94963, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57691	Potential Housing Site	West Nicasio Road is mislabeled "Meadow Way" on this map. Seven or fewer mid-to-low income small (<1,300 sf) single family residences/duplexes could be sited on the TPL Commons property, across the street from the existing houses, in a strip along the road. This could improve the racial and economic diversity of this neighborhood in an area that already has infrastructure across the street. Environmental impacts would be minimal in an already-existing neighborhood (compared to adding new units at the clubhouse). Sunny for solar and gardens, minimal hazards, open space-adjacent. Keeping new units small keeps them affordable and allows property owners to expand in remodels over time.	/files/original/missing.png
Feb 23 22 01:26:14 am	Greg R.		38.01313811	-122.6293087	4260 Sir Francis Drake Boulevard, Nicasio, California 94963, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57692	Potential Housing Site	This is car-dependent sprawl. Housing should be concentrated in existing communities, in walkable configurations, ideally near shopping, work, schools, and parks. Developing this site would generate traffic and negatively impact the wonderful feeling of coming over the hill and arriving in West Marin's wide open spaces, with dark skies and expansive views. This project seems very similar to a Mono County project that was recently denied due to unacceptable impacts (https://www.monolake.org/today/tioga-inn-project-denied-at-april-20-2021-mono-county-board-of-supervisors-meeting/).	/files/original/missing.png
Feb 23 22 01:47:01 am	Greg R.		38.01503155	-122.6599503	5800 Sir Francis Drake Boulevard, Nicasio, California 94963, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57693	Potential Housing Site	This site is not ideal. While it has existing disturbance and infrastructure and adjacent open space, it is not within an existing community. Although it is "walkable" to get to San Geronimo, it seems likely most trips would be made by car. The site seems more appropriate for other public uses such as a fire station or community park or garden. While the site is big enough for both uses, the residents might feel like they are in a fishbowl, surrounded by a busy noisy highway, a busy noisy fire station, and a busy park. That said, if this site were used to replace development in more sensitive or hazardous areas such as along creeks or in the hills, that would be a net improvement I'd have to support, but adding new units here while keeping those in hazardous/sensitive areas would be a missed opportunity to create climate resilience and restore habitat when those opportunities are urgently needed.	/files/original/missing.png
Feb 23 22 01:55:48 am	Greg R.		38.04425517	-122.7907991	10189 Shoreline Highway, Point Reyes Station, California 94950, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57694	Potential Housing Site	A comment on all the Olema properties--I count 99 new units in a town with only 120 people. This represents a plan for a 200% increase in population over a few years. Is it wise and what residents want to make this a town of 300 people? Can existing systems (e.g. water) handle that growth? Seems like some infrastructure upgrades would be in order, including sidewalks and bike lanes (walking along Hwy 1 right now feels dangerous with the narrow shoulders). Are there enough nearby jobs to make this not just car-dependent sprawl?	/files/original/missing.png
Feb 24 22 06:00:39 pm	Valerie1010	Valerie1010,valerie.crawford@gmail.com,	37.88450724	-122.528978	228 Cleveland Avenue, Mill Valley, California 94941, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57732	Potential Housing Site	We would LOVE to do a lot split, perhaps two. Our lot is 24,000 SF. All our neighbors' lots are 5-7K SF. We used to have three parcels in our lot, and we merged them in order to not pay 3x parcel tax. However, we did the wrong kind of merge (no one told us the difference); we merged the lots completely, rather than just for taxation purposes. We would love to turn our single parcel into 3 parcels, and someone could buy two parcels and build two to three units of housing on each parcel: A house and an ADU.	/files/original/missing.png
Feb 24 22 06:02:59 pm	Valerie1010	Valerie1010,valerie.crawford@gmail.com,	37.88484172	-122.5290477	228 Cleveland Avenue, Mill Valley, California 94941, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57733	Potential Housing Site		/files/original/missing.png
Feb 25 22 08:48:33 am	Susan Morgan		38.02953495	-122.5655794	1010 Idylberry Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57740	Potential Housing Site	All five of the sites identified in Lucas Valley (7 Mt. Lassen Drive, 2 Jeannette Prandi Way, 6 Jeannette Prandi Way, 1009 Idylberry Road and 1501 Lucas Valley Road) run counter to two of the four site selection principles outlined by the Board of Supervisors: #3: Encourage Infill and Redevelopment Opportunities; and #4: Consider Environmental Hazards. The infill scenario locates housing close to services, jobs, transportation, and amenities. None of these criteria are met in Lucas Valley. 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 the wildland urban interface (WUI) zones which are 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. In summary, the Lucas Valley is a poor choice for affordable housing both in terms of practicality and safety. Governor Newsom has now adopted this same philosophy. Per an LA Times article on 1/13 the governor wants 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.	/files/original/missing.png

Feb 25 22 08:49:25 am	Susan Morgan		38.02659816	-122.5664002	6 Jeannette Prandi Way, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57741	Potential Housing Site	All five of the sites identified in Lucas Valley (7 Mt. Lassen Drive, 2 Jeannette Prandi Way, 6 Jeannette Prandi Way, 1009 Idylberry Road and 1501 Lucas Valley Road) run counter to two of the four site selection principles outlined by the Board of Supervisors: #3: Encourage Infill and Redevelopment Opportunities; and #4: Consider Environmental Hazards. The infill scenario locates housing close to services, jobs, transportation, and amenities. None of these criteria are met in Lucas Valley. 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 the wildland urban interface (WUI) zones which are 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. In summary, the Lucas Valley is a poor choice for affordable housing both in terms of practicality and safety. Governor Newsom has now adopted this same philosophy. Per an LA Times article on 1/13 the governor wants 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.	/files/original/missing.png
Feb 25 22 08:51:27 am	Susan Morgan		38.02656435	-122.566089	2 Jeannette Prandi Way, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57742	Potential Housing Site	All five of the sites identified in Lucas Valley (7 Mt. Lassen Drive, 2 Jeannette Prandi Way, 6 Jeannette Prandi Way, 1009 Idylberry Road and 1501 Lucas Valley Road) run counter to two of the four site selection principles outlined by the Board of Supervisors: #3: Encourage Infill and Redevelopment Opportunities; and #4: Consider Environmental Hazards. The infill scenario locates housing close to services, jobs, transportation, and amenities. None of these criteria are met in Lucas Valley. 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 the wildland urban interface (WUI) zones which are 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. In summary, the Lucas Valley is a poor choice for affordable housing both in terms of practicality and safety. Governor Newsom has now adopted this same philosophy. Per an LA Times article on 1/13 the governor wants 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.	/files/original/missing.png
Feb 25 22 08:56:54 am	Susan Morgan		38.02593274	-122.5695665	7 Mount Lassen Drive, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57743	Potential Housing Site	All five of the sites identified in Lucas Valley (7 Mt. Lassen Drive, 2 Jeannette Prandi Way, 6 Jeannette Prandi Way, 1009 Idylberry Road and 1501 Lucas Valley Road) run counter to two of the four site selection principles outlined by the Board of Supervisors: #3: Encourage Infill and Redevelopment Opportunities; and #4: Consider Environmental Hazards. The infill scenario locates housing close to services, jobs, transportation, and amenities. None of these criteria are met in Lucas Valley. 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 the wildland urban interface (WUI) zones which are 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. In summary, the Lucas Valley is a poor choice for affordable housing both in terms of practicality and safety. Governor Newsom has now adopted this same philosophy. Per an LA Times article on 1/13 the governor wants 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.	/files/original/missing.png
Feb 25 22 08:59:47 am	Susan Morgan		38.02637842	-122.577585	1501 Lucas Valley Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57744	Potential Housing Site	All five of the sites identified in Lucas Valley (7 Mt. Lassen Drive, 2 Jeannette Prandi Way, 6 Jeannette Prandi Way, 1009 Idylberry Road and 1501 Lucas Valley Road) run counter to two of the four site selection principles outlined by the Board of Supervisors: #3: Encourage Infill and Redevelopment Opportunities; and #4: Consider Environmental Hazards. The infill scenario locates housing close to services, jobs, transportation, and amenities. None of these criteria are met in Lucas Valley. 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 the wildland urban interface (WUI) zones which are 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. In summary, the Lucas Valley is a poor choice for affordable housing both in terms of practicality and safety. Governor Newsom has now adopted this same philosophy. Per an LA Times article on 1/13 the governor wants 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.	/files/original/missing.png
Feb 26 22 01:32:53 pm	MWOchoa		38.00254161	-122.5445831	7000 Northgate Drive, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57771	Potential Housing Site	Re-zoning and Adding housing to the Northgate mall area makes much more sense than re-zoning los ranchitos, which is zoned agricultural with many farm animals and has narrow roads and no sidewalks. Los Ranchitos is not conducive to safely supporting multi-unit housing.	/files/original/missing.png
Feb 26 22 01:47:40 pm	MWOchoa		37.99142779	-122.5362682	6 Debes Ranch Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57772	Potential Housing Site	Debes Ranch Road is narrow and not conducive to multi-unit housing. Why has almost every lot in Los Ranchitos been designated as a potential site but you have not done the same in other areas of Marin with large lots, ie Ross? This designation of almost the entire neighborhood seems arbitrary and punitive. There are better areas of Marin to designate such as the Northgate, Town Center and Village malls that would not result in the taking of people's homes.	/files/original/missing.png
Feb 26 22 05:07:33 pm	Emily Morganti		37.99249317	-122.5455058	11 Oak Ridge Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57774	Potential Housing Site	Property is hilly and not conducive to adding another unit.	/files/original/missing.png
Feb 26 22 05:39:13 pm	Chipmunk		38.01282705	-122.6578259	390 San Geronimo Valley Drive, Woodacre, California 94973, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57775	Potential Housing Site	Underutilized open space at the San Geronimo Valley Golf Course. There is as yet no plan for this county owned property.	/files/original/missing.png

Feb 27 22 08:52:58 am	TvG		38.03377725	-122.5328028	1 Saint Vincent Drive, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57777	Potential Housing Site	The St Vincent site scenarios 2 and 3 (1,800 and 1,200 units respectively) are grossly excessive builds that violate the countywide distribution principle re proportional allocation of units and the infill principle re access to services, amenities etc. This is not an "already developed area" and though adjacent to 101 it is isolated by the highway in a largely undeveloped area that requires a drive of 3+ miles north/south to commercial districts for shopping and services. The 221 units in scenarios 1 and 4 better balance though still demands further evaluation re no nearby infrastructure to support a community in this location and the potential to segregate a community in an isolated area.	/files/original/missing.png
Feb 27 22 09:49:09 am	TvG		38.02586711	-122.5676394	4 Jeannette Prandi Way, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57778	Potential Housing Site	The Prandi/Mt. Lassen Office Complex proposed build violates several of the County's housing principles: i) the upper limit on units (295 units) assigns a disproportionate share of units to Lucas Valley that is inconsistent with the countywide distribution principle. Adding in the proposed builds in Marinwood and St Vincents greatly exacerbates this inconsistency, ii) the site isn't well suited to the infill principle as the location isn't accessible to public transportation or jobs; and amenities like shopping/services are 3.5 miles travel. As the plan is for very low and low income residents (e.g. many of whom earn less than \$50k annually) what is the assumption about access given there is no real public transportion service and the county road doesn't have sidewalks even for those who would walk some distance? Others have addressed the inconsistency with the environmental hazards principle -- emergency evacuation for fire/other hazards is a serious constraint given no ready options to expand Lucas Valley Road's 2 lanes. Consider an approach that replaces existing county/other structures, particularly given their aged condition, with 2-story housing for many fewer units -- to reduce the infrastructure challenges and preserve Prandi's wonderful park space for everyone.	/files/original/missing.png
Feb 27 22 10:03:19 am	TvG		38.02617559	-122.5656921	1500 Lucas Valley Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57779	Potential Housing Site	The fourth principle for site selection emphasizes the need to prioritize areas having few impacts associated with climate change plus adequate evacuation routes. Given that principle, the number of sites proposed for Lucas Valley is way too high. Many areas in Marin are impacted by climate change, but Lucas Valley most definitely does not have adequate routes for evacuation. Wildfire is not just a threat in Lucas Valley -- it is a reality. Last September, we were evacuated when a wildfire came within 65 yards of our back gate. With just one lane of Lucas Valley road leading out of the Valley, traffic built quickly. Had there been several hundred more units evacuating, residents would have been locked in traffic jams trying to leave, and it's not inconceivable that, with increased population, people would use both lanes of Lucas Valley Road to escape a future fire--thus hindering emergency crews as they try to get into the Valley. Lucas Valley road is not an adequate evacuation route for the number of people who currently live here and would be a death trap if several hundred people were added.	/files/original/missing.png
Feb 27 22 03:08:25 pm	Anonymous User		38.03004201	-122.5295734	4579 Redwood Highway, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57791	Potential Housing Site	1800 units here would utterly overwhelm the community. Our schools and other resources can't support this shockingly high proposal.	/files/original/missing.png
Feb 27 22 06:21:50 pm	BMS		38.03075189	-122.5333929	4570 Redwood Highway, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57795	Potential Housing Site	Adding this number of housing units (1800) here would surely overwhelm the schools in the area. Aslo the congestion and safety issues with the added traffic to this intersection and access to the facilities at St Vincent's campus would cause huge problems. The site doesnt seem to meet many of the site principles outlined in the proposal.	/files/original/missing.png
Feb 27 22 06:23:14 pm	BMS		38.02683057	-122.5664699	2 Jeannette Prandi Way, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57796	Potential Housing Site	Adding this number of housing units (250) here would surely overwhelm the schools in the area. Aslo the congestion and safety issues with the added traffic to this intersection and access to the facilities along Lucas Valley would cause huge problems. The site doesnt seem to meet many of the site principles outlined in the proposal.	/files/original/missing.png
Feb 27 22 11:33:12 pm	Laura Szawarzen ski		38.03108993	-122.5331354	Saint Vincent Drive, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57802	Potential Housing Site	The area near St. Vincents could accommodate all the housing needs to fulfill what the State wants. I propose all the housing be for homeless and low income. That's who needs housing in Marin County.	/files/original/missing.png
Feb 28 22 09:32:14 am	julie		38.03075189	-122.531333	4570 Redwood Highway, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57851	Potential Housing Site	Adding housing here allows ready accessibility to public transit and quick evacuation in an event of an emergency.	/files/original/missing.png
Feb 28 22 09:35:55 am	Strawberry Res1		37.89292369	-122.5157118	690 Redwood Highway Frontage Road, Mill Valley, California 94941, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57852	Potential Housing Site	This site is on a frontage road to 101 - who wants to live overlooking a freeway? Their must be air quality concerns here.	/files/original/missing.png
Feb 28 22 09:37:48 am	Strawberry Res1		37.88765718	-122.5073004	Shuck Drive, Mill Valley, California 94941, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57853	Potential Housing Site	What is happening with North Coast? This is potentially a great solution, but traffic impact, school impact, and transit must be studied in depth	/files/original/missing.png

Feb 28 22 09:38:50 am	Strawberry Res1		37.90116563	-122.5145209	11 Knoll Lane, Mill Valley, California 94941, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57854	Potential Housing Site	This site is on a frontage road to 101 - who wants to live overlooking a freeway? Their must be air quality concerns here.	/files/original/missing.png
Feb 28 22 09:40:19 am	Strawberry Res1		37.90581322	-122.5111037	70 North Knoll Road, Mill Valley, California 94941, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57855	Potential Housing Site	Traffic impact on Tiburon Blvd exit must be studied and mitigated. This will add traffic into Mill Valley that is already overwhelmed.	/files/original/missing.png
Feb 28 22 09:40:37 am	Strawberry Res1		37.90400586	-122.5092798	32 Eagle Rock Road, Mill Valley, California 94941, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57856	Potential Housing Site	Traffic impact on Tiburon Blvd exit must be studied and mitigated. This will add traffic into Mill Valley that is already overwhelmed.	/files/original/missing.png
Feb 28 22 09:43:18 am	Strawberry Res1		37.94093153	-122.4923873	Levee Road, San Quentin, California 94964, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57857	Potential Housing Site	If the state mandates more housing, demand they vacate San Quentin and make it available.	/files/original/missing.png
Feb 28 22 01:34:33 pm	Gavin Baxter	Gavin Baxter,gavinbaxteris@gmail.com,	38.0261027	-122.565219	1500 Lucas Valley Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57885	Potential Housing Site	254 units, potentially 1000 people if each is a 4 person family, there just isn't the infrastructure for this. Not from a fire safety view. The exodus last september was fraught enough and the LVHA are has just 538 homes. Much lower density, perhaps 40-50 units of 2 storey housing would make sense. But what about schooling? How is the Miller Creek School District supposed to absorb and provide for all these extra kids were the proposal to happen? there isn't the space. Lucas Valley would potentially have a 50% population growth under these plans. That's not proportional for the county at all. And not sustainable without a massive increase in support services, and for Lucas Valley road becoming heavily congested.	/files/original/missing.png
Feb 28 22 02:12:30 pm	Leyla Hill		38.01790541	-122.5336719	200 Smith Ranch Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57886	Potential Housing Site	This commercial building has been vacant for years. It could be converted into apartments. With the decline in occupancy of office space in the other building and a decreased need for parking in that huge lot, more apartments could be built there.	/files/original/missing.png
Feb 28 22 02:13:33 pm	Leyla Hill		37.99851077	-122.5367922	1 Las Gallinas Avenue, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57887	Potential Housing Site	Good idea, Ethan Strull.	/files/original/missing.png
Feb 28 22 02:33:04 pm	Deborah		37.98862054	-122.5400448	25 Rainbow Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57888	Potential Housing Site	Property is located at end of a steep uphill driveway. Limited parking with no possibility of adding more. All of property is on a steep slope	/files/original/missing.png
Feb 28 22 02:43:22 pm	MORGAN Lynn MURPHY		37.99259886	-122.5448084	11 Oak Ridge Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57889	Potential Housing Site	unsuitable for multi-family housing	/files/original/missing.png
Feb 28 22 02:44:00 pm	MORGAN Lynn MURPHY		37.99223105	-122.5464606	105 Oak Ridge Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57890	Potential Housing Site	unsuitable for multi-family housing	/files/original/missing.png
Feb 28 22 03:10:53 pm	Knoll way		37.99483525	-122.5435317	23 Knoll Way, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57892	Potential Housing Site	Property is located at end of a steep uphill driveway. Limited parking with no possibility of adding more. All of property is on a steep slope	/files/original/missing.png

Feb 28 22 03:31:44 pm	monibk2@comcast.net		37.98755506	-122.5364045	105 Glenside Way, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57893	Potential Housing Site	105 Glenside Way is not suitable for multi-family, due to its hilly location and single lane private access to the four homes in this section of Glenside.	/files/original/missing.png
Feb 28 22 03:54:27 pm	MM		38.0299068	-122.5294018	4579 Redwood Highway, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57896	Potential Housing Site	Way too many units in an undeveloped area with no amenities to support the residents there. The #1 problem is Water! We are in a drought.	/files/original/missing.png
Feb 28 22 04:00:09 pm	MM		38.03108993	-122.5330979	Saint Vincent Drive, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57898	Potential Housing Site	Undeveloped area with no amenities to support the residents. Traffic congestion a problem but #1 is No Water! We are in a drought. Not a good time to build anything.	/files/original/missing.png
Feb 28 22 04:20:43 pm	Daniel szawarzenski		38.03362514	-122.5283718	1 Saint Vincent Drive, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57899	Potential Housing Site	This seems very promising, lots of room and easy commute access to 101. Also local job opportunity.	/files/original/missing.png
Feb 28 22 04:29:27 pm	Tom Cooney		37.99035508	-122.5453238	9 Indian Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57900	Potential Housing Site	Limited access. We want the building department and community involved in what is built in this neighborhood. I want all new housing to follow the existing title. This neighborhood will be ruined by developers.	/files/original/missing.png
Feb 28 22 04:55:45 pm	Tessa W		38.03294909	-122.5310326	1 Saint Vincent Drive, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57902	Potential Housing Site	St. Vincents would be a good site due to large area, easy access to 101 and local jobs.	/files/original/missing.png
Feb 28 22 04:58:07 pm	Judy Schriebman		37.98965213	-122.5409567	20 Rainbow Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57903	Potential Housing Site	Not suitable for housing. Intermittent Creek flows through the property. Many Los Ranchitos homes are near to or border intermittent creeks. These maps are unsuitable as they do not show proper topography or watersheds. We regularly see bobcats, raccoons, hawks and owls on our property and we keep chickens and bees as well as farm vegetables and fruit trees for food security.	/files/original/missing.png
Feb 28 22 05:00:32 pm	Judy Schriebman		37.98873892	-122.5415415	9 Poco Paso, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57904	Potential Housing Site	Steep slope and ultra steep driveway/road makes this property unsuitable for additional housing	/files/original/missing.png
Feb 28 22 05:03:20 pm	Judy Schriebman		37.98884462	-122.5406241	20 Rainbow Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57905	Potential Housing Site	Most of property is up an extremely steep slope cut by 2 ephemeral creek drainages. This makes it unsuitable for building.	/files/original/missing.png
Feb 28 22 05:18:26 pm	John Philip		37.99032012	-122.5358981	56 Glenside Way, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57906	Potential Housing Site	56 Glenside Way is unsuitable for multi-resident housing because: steep slope, limited access, 20-foot wide roadway	/files/original/missing.png
Feb 28 22 05:36:08 pm	SW		37.99438713	-122.5429738	25 Knoll Way, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57907	Potential Housing Site	not suitable for additional housing , steep hillside minimal building area, compromised local water availability.	/files/original/missing.png

Feb 28 22 06:02:20 pm	Sarah Petras		37.99068371	-122.5345731	67 Los Ranchitos Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57908	Potential Housing Site	flag lot makes access to this property very difficult for more than one house. Half of the lot has a steep slope with added drainage for stability.	/files/original/missing.png
Feb 28 22 06:27:42 pm	19KnollWay		37.99370035	-122.5448311	19 Knoll Way, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57909	Potential Housing Site	Property is located at end of a steep and long uphill driveway. Limited parking with no possibility of adding more. All of property is on a steep hill/slope. Not suitable for additional housing, steep hillside, minimal building area, compromised local water availability.	/files/original/missing.png
Feb 28 22 06:32:32 pm	JJordan		37.99442729	-122.5419143	26 Knoll Way, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57910	Potential Housing Site	Unsuitable for multi family housing due to slope and potential traffic increase. Roads in the neighborhood are already narrow in the event of a fire or other disaster. Increasing residency without additional infrastructure to protect against fire and drought does not make sense.	/files/original/missing.png
Feb 28 22 07:00:37 pm	Doug lee		37.99080632	-122.5410479	56 Circle Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57911	Potential Housing Site	No access to back of property. Intermittent creek on one side of property. Irregular lot.	/files/original/missing.png
Feb 28 22 07:39:33 pm	Nancy		37.99006792	-122.5417142	55 Circle Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57912	Potential Housing Site	The property has a steep slope and is next to a creek. Los Ranchitos means "little ranches" and has a unique character, a "country-like" feel with a minimum of one acre lots. It is zoned for agriculture and farm animals. I have fruit trees, chickens and food gardens.	/files/original/missing.png
Feb 28 22 08:31:33 pm	Karen Anderson		38.04090916	-122.7877522	10002 Sir Francis Drake Boulevard, Nicasio, California 94950, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57913	Potential Housing Site	The pin says Nicasio but it's in Olema. It's steep with poor drainage. Plus not large enough for multiple homes. Also there is no easily available public transportation, which will increase traffic. Any area along SFD in Olema and on Bear Valley will be flooded with climate change.	/files/original/missing.png
Feb 28 22 08:34:04 pm	Karen Anderson		38.04200339	-122.786513	9950 Sir Francis Drake Boulevard, Nicasio, California 94950, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57914	Potential Housing Site	This is the PG&E site. We need the substation. And this would double the very small population of Olema.	/files/original/missing.png
Feb 28 22 08:37:34 pm	Karen Anderson		38.06745336	-122.8005409	100 Commodore Webster Drive, Point Reyes Station, California 94956, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57915	Potential Housing Site	This is the logical site for additional housing, and some housing already exists (with renovations).	/files/original/missing.png
Feb 28 22 08:54:16 pm	suziebuchholz		37.99330487	-122.5475979	65 Oak Ridge Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57916	Potential Housing Site	Please consider this: We feel this area is totally unsuitable for higher density. Our environment is already suffering and our planet is in peril. Cutting down the remaining trees and clearing green areas to replace them with concrete and high density development benefits no one in the long run. We purchased this property because it is a rare green spot with low density surrounded by urban development. Every day and night we share this small forest with wildlife. Their habitable area keeps getting smaller and smaller. It is a rare green oasis that we have worked hard to protect and enhance. Our planet needs trees. Once developed, they are gone forever. We need to save our few green zones for the sake of future generations. We have an obligation and responsibility to use good judgement and the discipline to protect our precious remaining green zones. Thank you.	/files/original/missing.png
Mar 01 22 01:12:20 pm	19IndianRoad		37.99040985	-122.5471201	19 Indian Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57942	Potential Housing Site	This is my property, and it is absurd to include it. It is extremely steep, virtually no level ground, it is up a one-lane, private road in the WUI. It is fully built out on the part of the hillside that is stable and usable. The rest of the hillside is wild and has frequent (multiple times daily) wildlife activity that would be at risk by further development. Additionally, there is wildfire risk and a one-lane road to exit in case of an emergency would be significantly more risk with addition residents and traffic. Increasing residency without additional infrastructure to protect against fire and drought does not make sense. Please delete this site and all similarly situated ones in Los Ranchitos from consideration for rezoning.	/files/original/missing.png
Mar 01 22 01:43:42 pm	jnish		37.99195203	-122.5475657	90 Oak Ridge Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57943	Potential Housing Site	While I understand the intent of this initiative, I don't believe this space is suitable for additional housing. We are on a single lane private road that has limited parking as it is (our home has only 2 spots available). Moreover, our house is on a steep hill and it would take significant resources to make it usable for housing. Please remove us from this site.	/files/original/missing.png

Mar 01 22 01:51:27 pm	brianboates	brianboates,boates@gmail.com,	37.99216341	-122.5465733	105 Oak Ridge Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57944	Potential Housing Site	<p>This U-shaped lot is my property. The entire property besides where my house and garage are located is all very steep and almost inaccessible hillside. There is limited access even to my home by one single-lane private road. This is in no way suitable for additional housing. There is also a significant amount of wildlife that occupy this property and neighboring properties that would be completely disrupted with further development.</p> <p>Please remove this lot; delete this site and all similarly situated ones in Los Ranchitos from consideration for rezoning.</p>	/files/original/missing.png
Mar 01 22 02:16:01 pm	Bonnie Lau		37.99255236	-122.5468844	101 Oak Ridge Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57945	Potential Housing Site	<p>This is my property and unsuitable for rezoning or development of multi-family housing. Our house is located on a private road that dead ends, up an extremely steep hill, on the WUI - most cars need to reverse along a narrow road to exit our property. The hillside hosts abundant wildlife that would be negatively impacted by further development. There is also severe wildfire risk in our area, and further development would aggravate the risks and traffic associated with evacuating many residents. The existing infrastructure, including sewage and electrical, would not be able to support additional development. We also have a sewage easement that runs under our and several neighboring houses that would need to be expanded, causing significant damage and disruption. Please do not rezone our property or adjacent homes in Los Ranchitos.</p>	/files/original/missing.png
Mar 01 22 03:06:45 pm	Elizabeth King	Elizabeth King,snowden23@gmail.com,	37.9928187	-122.5478125	79 Oak Ridge Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57946	Potential Housing Site	<p>This is my property and unsuitable for rezoning or development of multi-family housing. It is on a steep hillside that is not suitable for further development. My house is also up a very steep road on the WUI. The hillside hosts abundant wildlife that would be negatively impacted by further development. There is also severe wildfire risk in our area, and further development would aggravate the risks and traffic associated with evacuating many residents. Please do not rezone my property or adjacent homes in Los Ranchitos.</p>	/files/original/missing.png
Mar 01 22 03:07:39 pm	Christian		37.99255658	-122.5469488	101 Oak Ridge Road, San Rafael, California 94903, United States http://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57947	Potential Housing Site	<p>Our property, and in fact all of our neighbors on elevated properties, are completely inappropriate for this rezoning / development of multi-family housing. The steep pitched hillsides and tight access abutting the WUI should be reason enough. We have limited utilities which were only installed to service a small number of residences - the infrastructure needed to increase would generate irreparable devastation to the pristine native countryside. The reason we have such abundance of native habitat is a result of this land being largely untouched and left to the wild edge. A reason we moved to the area. The legacy, ancient valley, live and black oaks, Great Horned Owl habitat, the wild cats that take refuge here would be changed forever. We should be preserving our wild spaces, not adding more structures and people. There are so many brown field sites on the lower areas on the 101 corridor that could be utilized for this need. We hope common sense prevails.</p> <p>Please do not rezone our property or adjacent homes in Los Ranchitos.</p>	/files/original/missing.png

