

MARIN COUNTY PLANNING COMMISSION

RESOLUTION NO. _____

**A RESOLUTION RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT THE
REZONING FOR ALL LOTS LOCATED IN SAN GERONIMO VALLEY**

WHEREAS, the Marin County Community Development Agency proposes to rezone all lots within the boundary of the San Geronimo Valley for the new SGV (San Geronimo Valley) combining district to establish consistent permit requirements in planned and conventional zoning districts for the stream conservation area and throughout San Geronimo Valley as shown in Exhibit A; and

WHEREAS, the Marin County Planning Commission wishes through this Resolution to recommend an Ordinance to rezone all lots within the boundary of the San Geronimo Valley for the new SGV (San Geronimo Valley) combining district to establish consistent permit requirements in planned and conventional zoning districts for the stream conservation area and throughout San Geronimo Valley; and

WHEREAS, on November 8, 2021, and December 13, 2021, the Marin County Planning Commission held a duly noticed public workshop and hearing, respectively, to take public testimony and consider this Resolution; and

WHEREAS, on June 13, 2022, the Marin County Planning Commission held a duly noticed public hearing to take public testimony and consider this Resolution.

NOW, THEREFORE, THE MARIN COUNTY PLANNING COMMISSION RESOLVES as follows:

The Marin County Planning Commission recommends that the Marin County Board of Supervisors adopt an Ordinance to rezone all lots within the boundary of the San Geronimo Valley to the SGV (San Geronimo Valley) combining district that contains the following terms:

1. This Ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) and 15268(a) of the State CEQA Guidelines because the rezoning will not increase the intensity of use or development allowed on the lots.
2. Rezone all lots located in San Geronimo Valley to the SGV combining district under this Ordinance as indicated in the table below:

| Existing Zoning | Description | Proposed Zoning |
|-----------------|------------------------------------|-----------------|
| OA | Open Area | SGV-OA |
| ARP-20 | Agriculture, Residential Planned | SGV-ARP-20 |
| ARP-10 | Agriculture, Residential Planned | SGV-ARP-10 |
| ARP-7.5 | Agriculture, Residential Planned | SGV-ARP-7.5 |
| ARP-2 | Agriculture, Residential Planned | SGV-ARP-2 |
| ARP-1 | Agriculture, Residential Planned | SGV-ARP-1 |
| RSP-0.05 | Residential, Single Family Planned | SGV-RSP-0.05 |
| RSP-0.09 | Residential, Single Family Planned | SGV-RSP-0.09 |

| Existing Zoning | Description | Proposed Zoning |
|------------------------|-----------------------------------------------------|------------------------|
| RSP-0.1 | Residential, Single Family Planned | SGV-RSP-0.1 |
| RSP-0.47 | Residential, Single Family Planned | SGV-RSP-0.47 |
| RSP-0.5 | Residential, Single Family Planned | SGV-RSP-0.5 |
| RSP-0.625 | Residential, Single Family Planned | SGV-RSP-0.625 |
| RSP-1 | Residential, Single Family Planned | SGV-RSP-1 |
| PF-RSP-0.1 | Public Facility, Residential, Single Family Planned | SGV-PF-RSP-0.1 |
| RA-B4 | Residential, Single Family | SGV-RA-B4 |
| R1-B4 | Residential, Single Family | SGV-R1-B4 |
| R1-B3 | Residential, Single Family | SGV-R1-B3 |
| R1-B2 | Residential, Single Family | SGV-R1-B2 |
| RCR | Resort and Commercial Recreation | SGV-RCR |
| VCR | Village Commercial/Residential | SGV-VCR |
| CP | Commercial, Planned | SGV-CP |
| H1 | Limited Roadside Business | SGV-H1 |

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Marin held on this 13th day of June, 2022 by the following vote:

AYES: COMMISSIONERS

NOES:

ABSENT:

DON DICKENSON, CHAIR
MARIN COUNTY PLANNING COMMISSION

Attest:

Ana Hilda Mosher
Planning Commission Recording Secretary

EXHIBIT A

San Geronimo Valley Proposed Zoning - SGV Combining District

