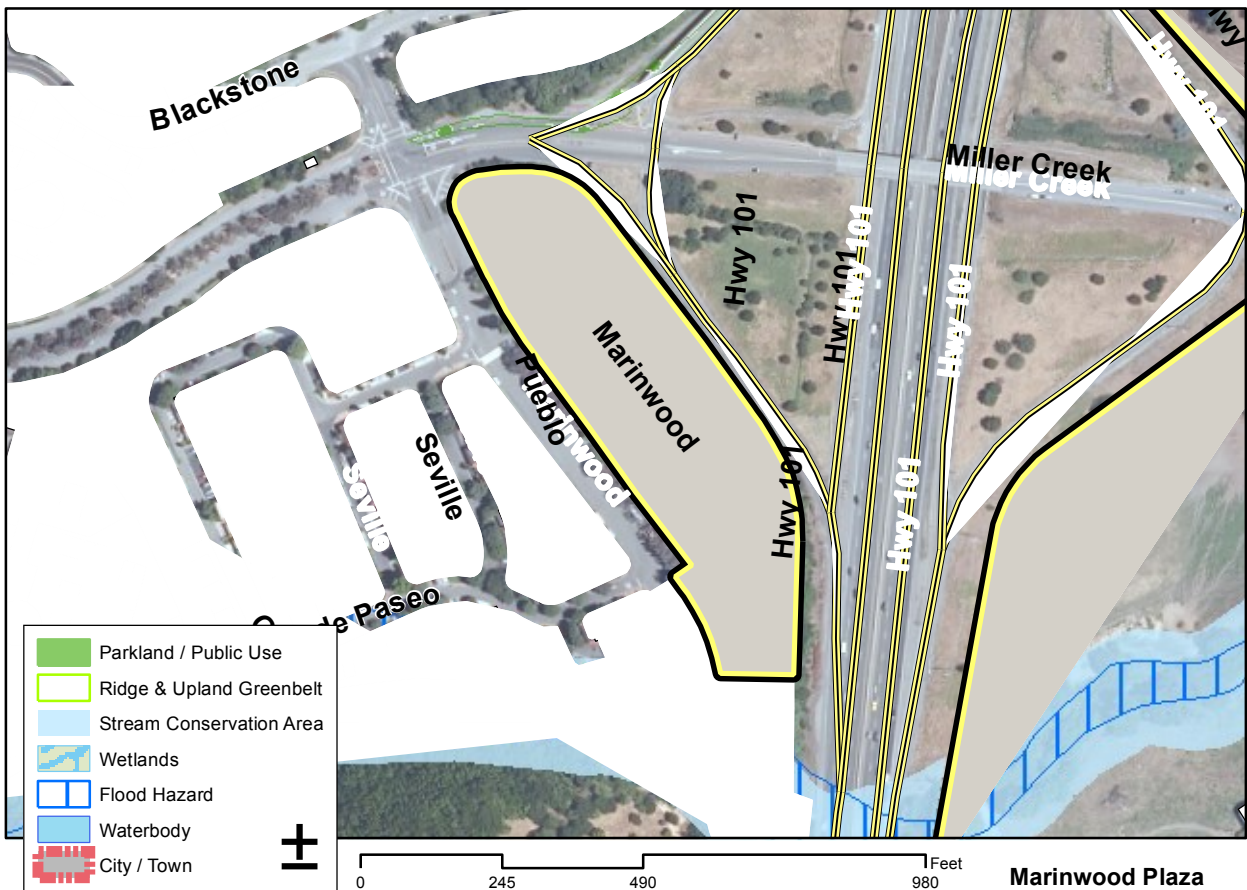


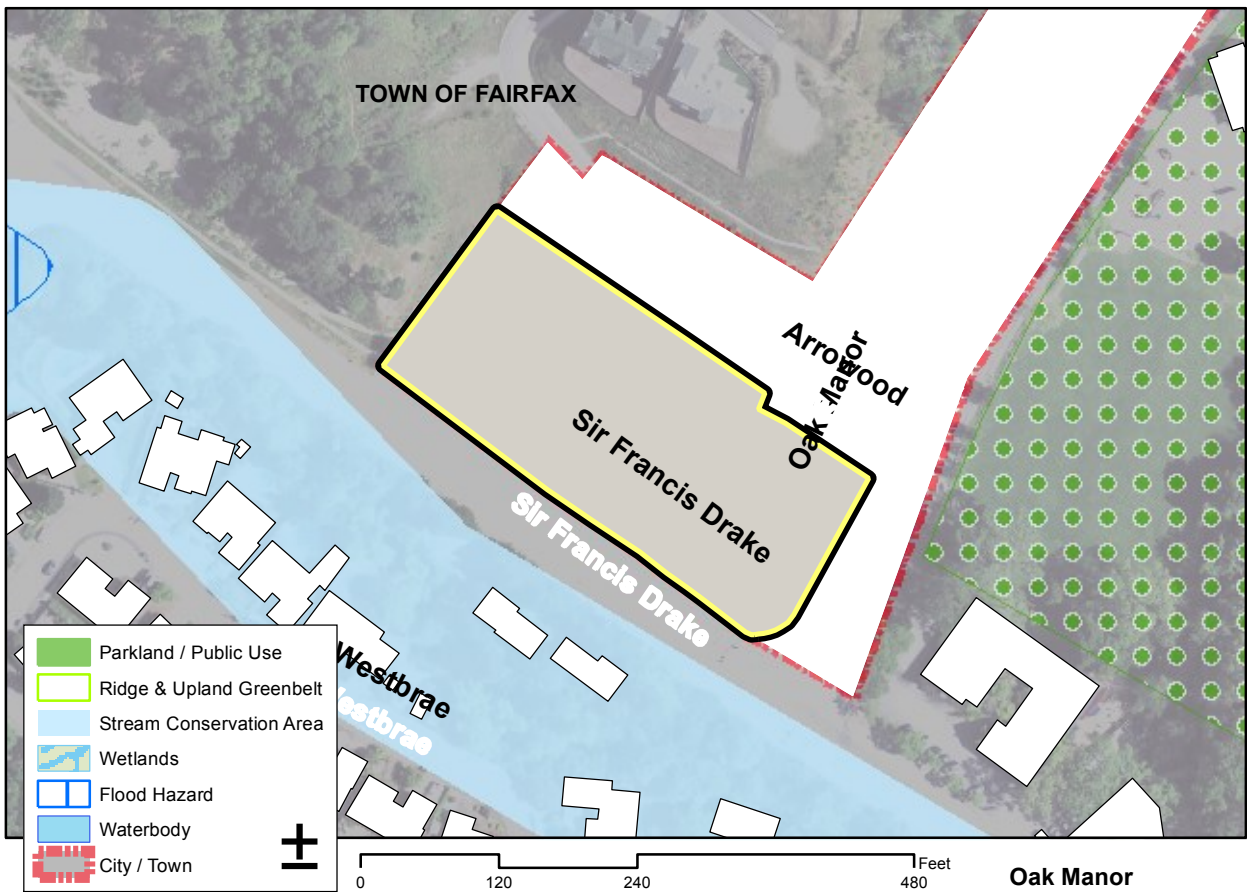
Location Fact Sheets

Site # 1	Marinwood Plaza	100 Marinwood Avenue (4.75 acres)
Community	Marinwood	
Proximity to bus route/ services	Close (within ¼ mile)	
Environmental considerations	Highway noise and air quality. Remediation from dry cleaner currently in process.	
Site status	Underutilized. Strip mall with grocery. Affordable housing developer in contract and proposing 72 lower income homes and 10 moderate income homes. Identified in the 2007 Countywide Plan as a Housing Overlay Designation site. Housing proposed is in addition to existing uses.	

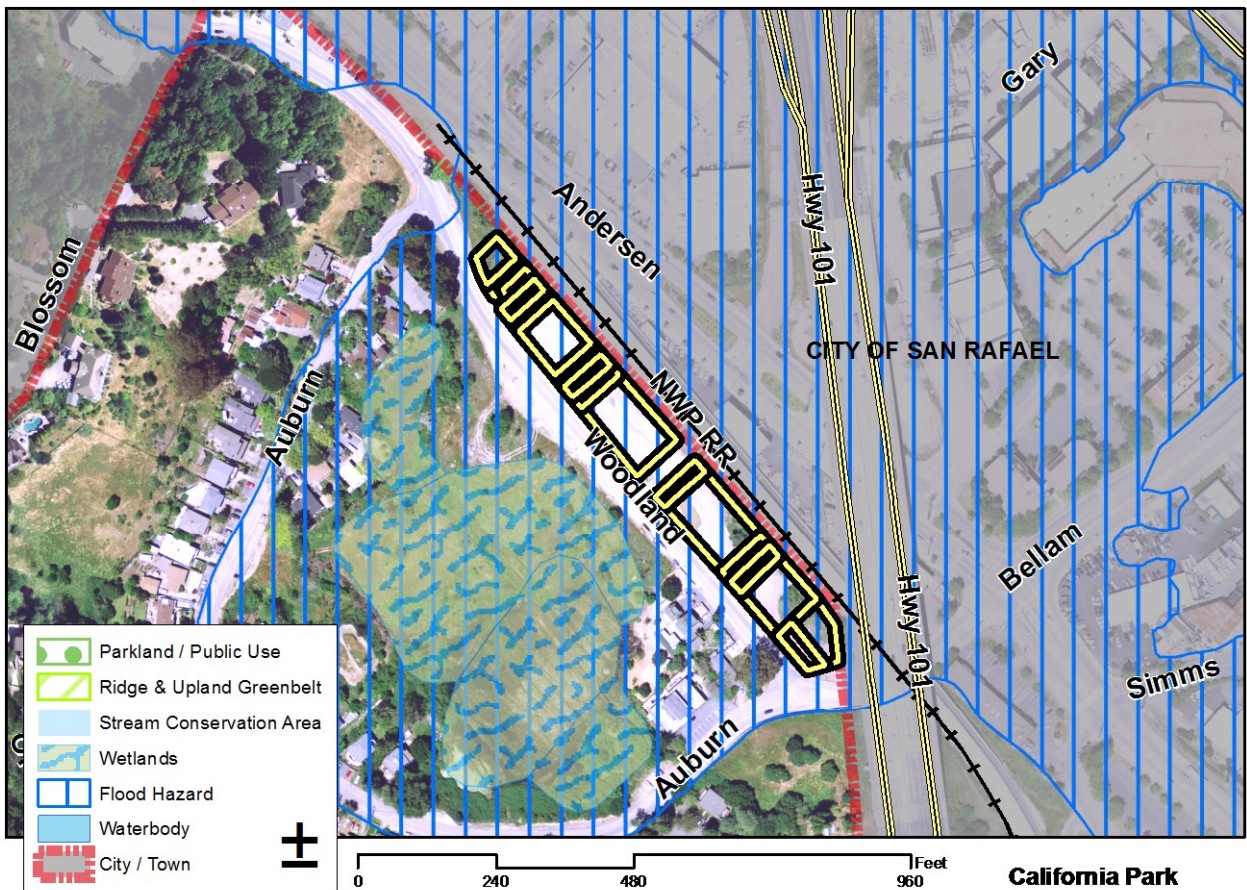
* Maximum of 100 homes allowed; however the pending application includes only 82 homes.



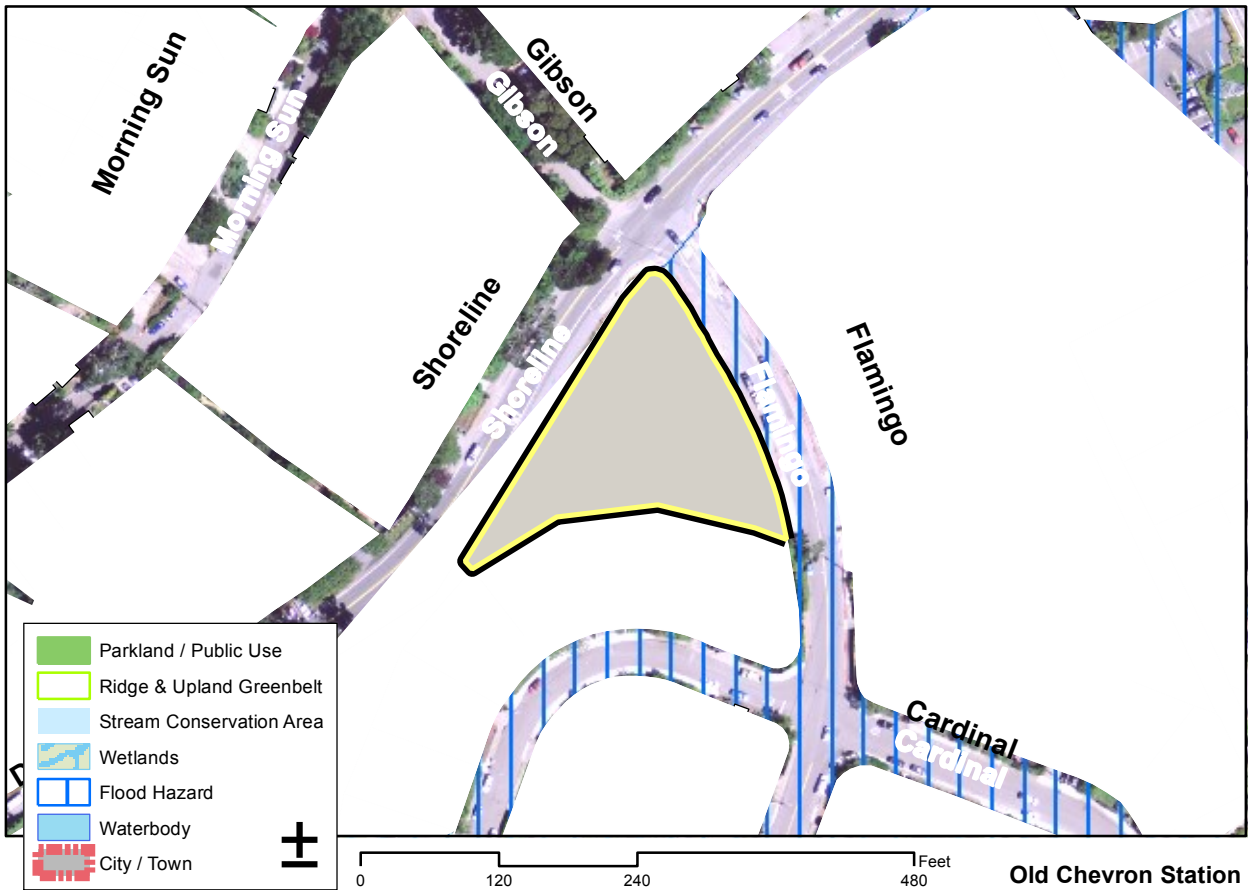
Site # 2	Oak Manor	2400 Sir Francis Drake Blvd. (1.58 acres)
Community	Fairfax	
Proximity to bus route/ services	Close (within ¼ mile)	
Environmental considerations	Minimal.	
Site status	Underutilized. Commercial complex with local serving business and vacant storefronts. Large underutilized surface parking area. Identified in the 2007 Countywide Plan as a Housing Overlay Designation site. Housing could be in addition to current uses.	



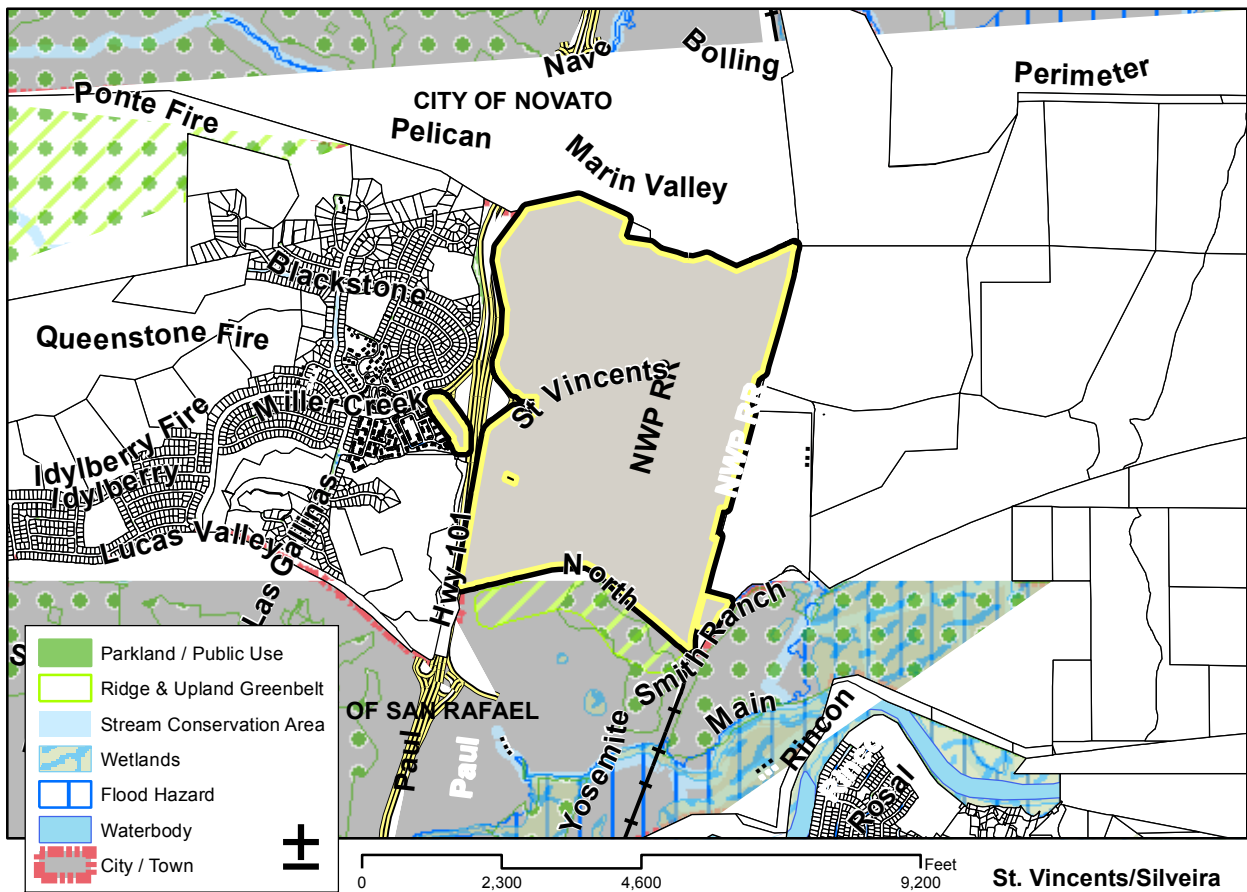
Site # 3	California Park	Woodland Avenue (1.82 acres)
Community	San Rafael	
Proximity to bus route/services	Close (within ¼ mile)	
Environmental considerations	On SMART right of way, noise and vibration considerations for residents.	
Site status	Vacant. Dirt parking lot close to downtown San Rafael, near services and regional bus. Identified in the 2007 Countywide Plan as a Housing Overlay Designation site for up to 50 homes.	



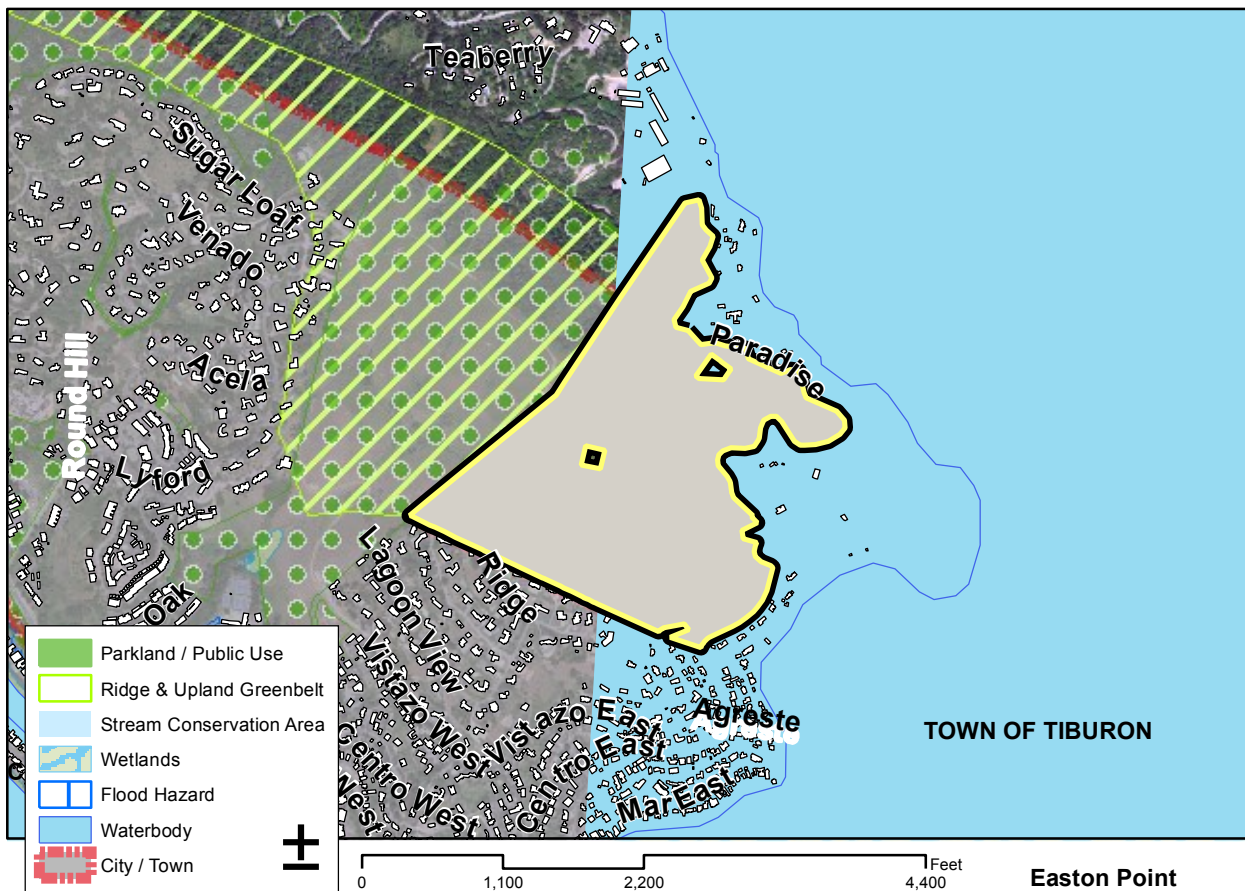
Site # 4	Old Chevron Station	204 Flamingo Rd. (0.79 acres)
Community	Almonte	
Proximity to bus route/services	Close (within ¼ mile)	
Environmental considerations	Traffic impacts on Hwy 1. Potential flood hazard area. Soil contamination remediation completed.	
Site status	Vacant. Flat lot on Shoreline Highway (HWY 1). Affordable housing allowed at the high end of the Countywide Plan density range. Could be scattered development with Site #14.	



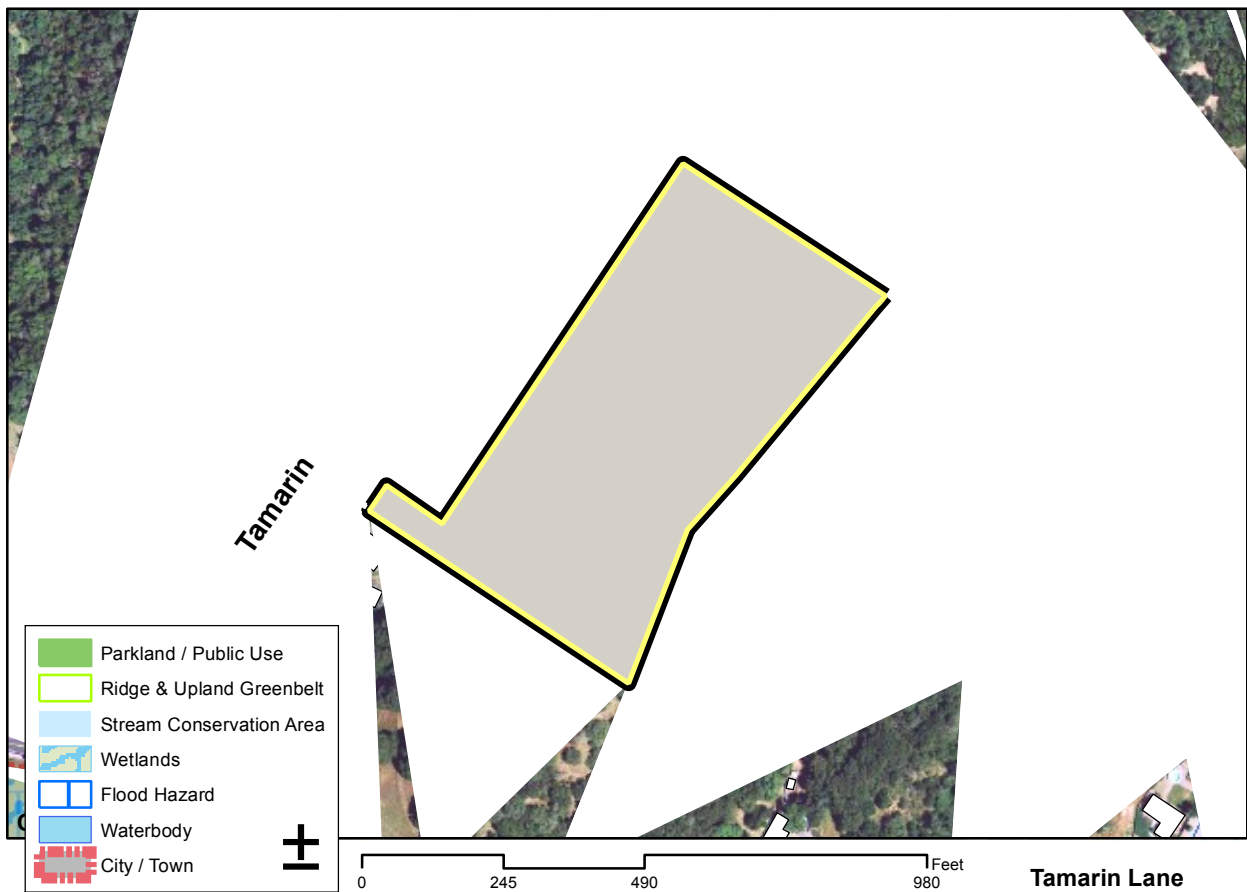
Site # 5	St. Vincent's/Silveira	St. Vincent's Dr. (55 acres developable)
Community	St. Vincent's	
Proximity to bus route/services	Moderate (within ¼ to 1 mile)	
Environmental considerations	Agricultural sensitivity and within the baylands corridor. Some areas subject to ridge and upland greenbelt (RUG) policies.	
Site status	Underutilized. St. Vincent's school for boys and church operate on a portion of the site. Housing could be in addition to current uses.	



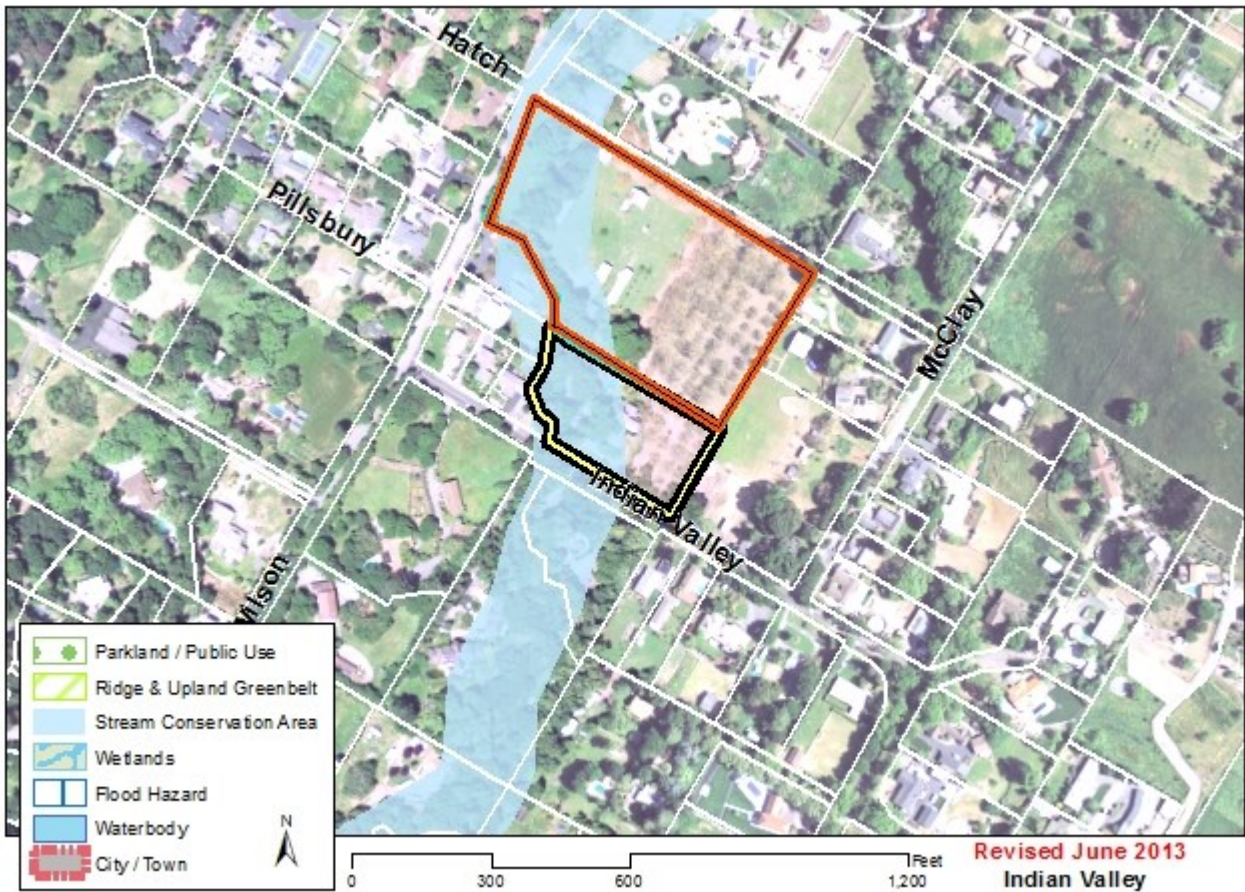
Site # 6	Easton Point	Paradise Drive, unincorporated Tiburon (110 acres)
Community	Tiburon	
Proximity to bus route/services	Limited (more than 1 mile)	
Environmental considerations	Partially in ridge and upland greenbelt (RUG). Slope instability and landslides. Rare plants. Average slope 38%.	
Site status	Vacant. *Stipulated judgment allows entitlement for 43 market rate single-family residential lots, inclusionary policy will not apply. Proposed guidelines would provide for future home sizes of 5,500 to 8,750 square feet each.	



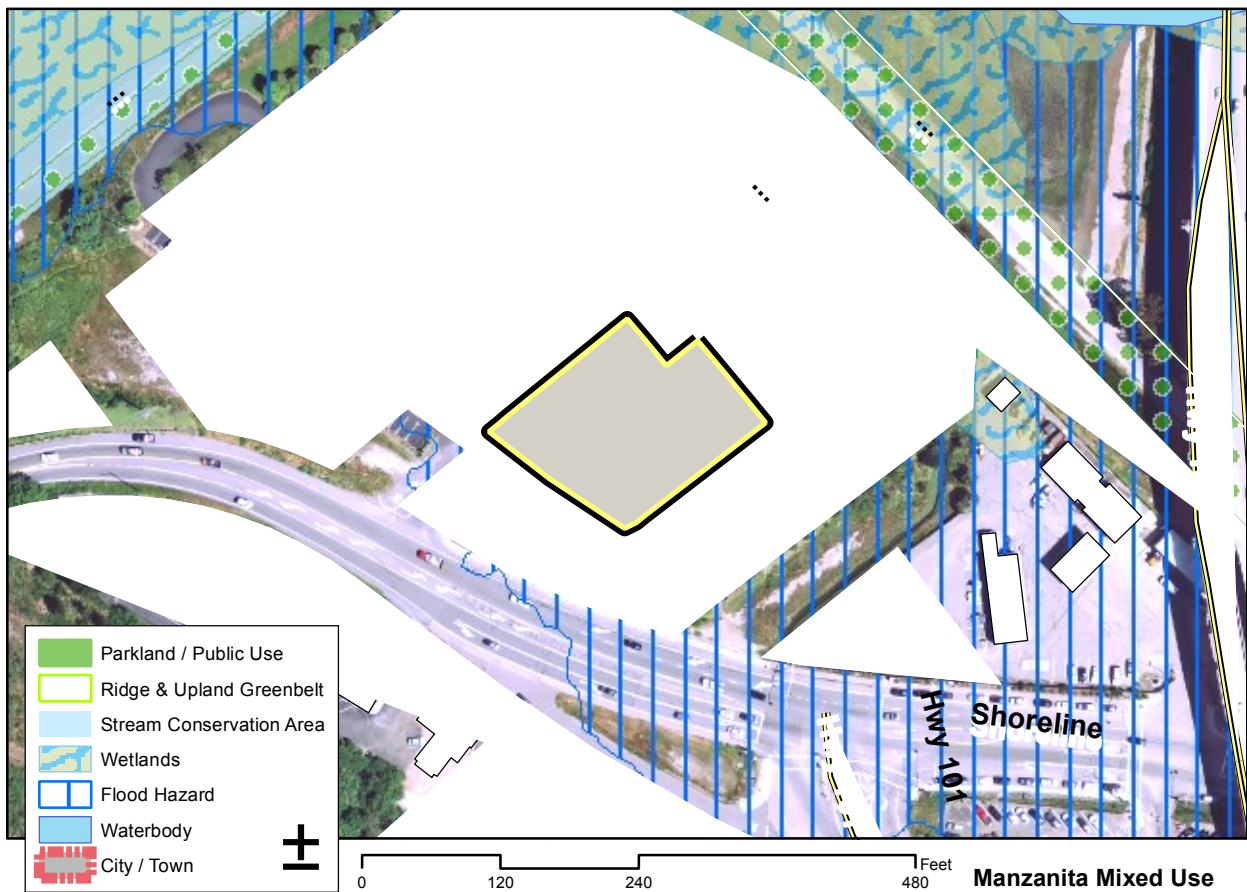
Site # 7	Tamarin Lane	12 Tamarin Lane (6.54 acres)
Community	Black Point	
Proximity to bus route/services.	Limited (more than 1 mile)	
Environmental considerations	Minimal	
Site status	Vacant. Subdivision approved in 2007 for 3 developable lots, entitlements expired.	



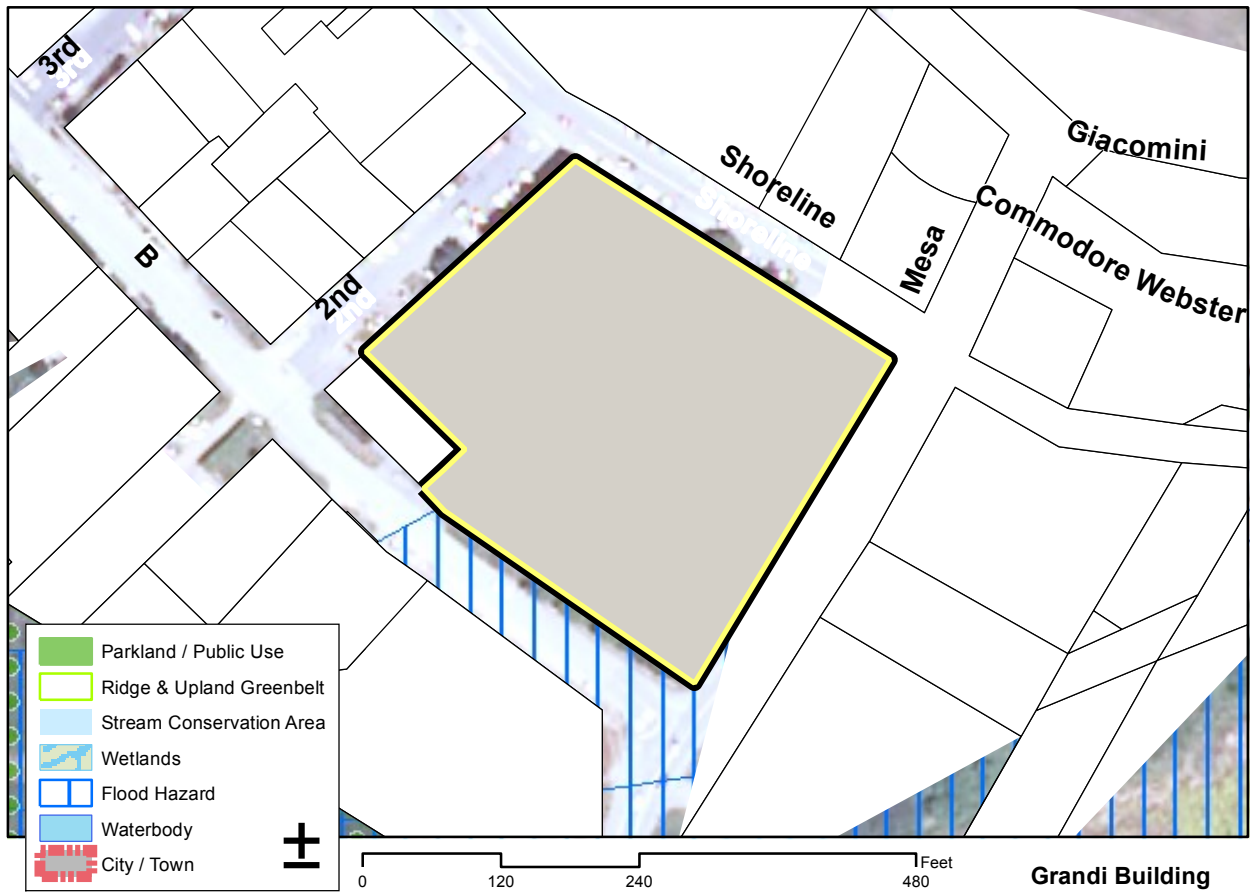
Site # 8	Indian Valley	1970 Indian Valley Rd. (7.7 acres)
Community	Indian Valley	
Proximity to bus route / services	Limited (more than 1 mile)	
Environmental considerations	Negative Declaration of Environmental Impacts was granted.	
Site status	Underutilized. One unit existing home, subdivision approved in 2009 for 5 new residential lots, entitlements expired.	



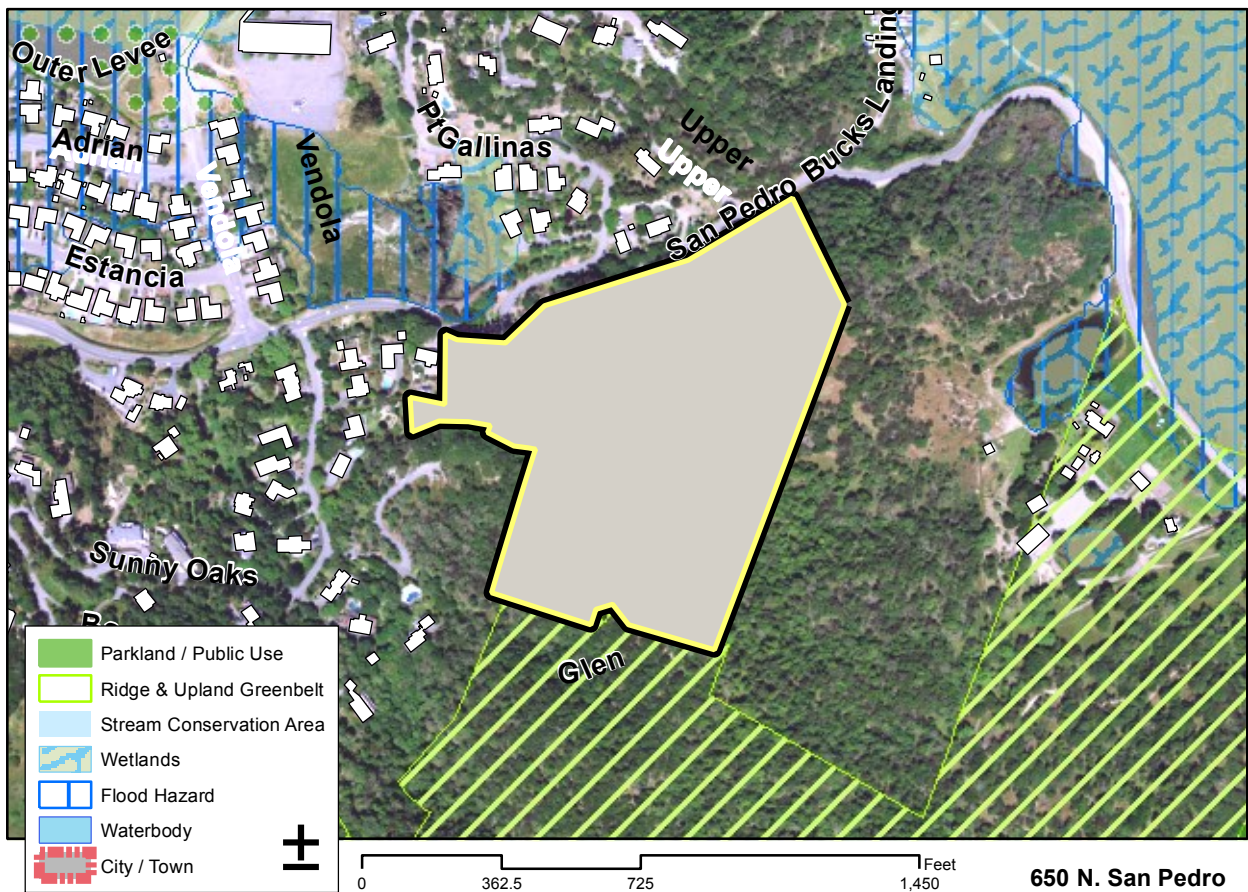
Site # 9	Manzanita	150 Shoreline Hwy (0.56 acres)
Community	Almonte	
Proximity to bus route/ services	Close (within ¼ mile)	
Environmental considerations	Highway noise and portion of property in a flood hazard area.	
Site status	Vacant. Precise development plan for Deli and 3 units approved, however entitlements have expired.	



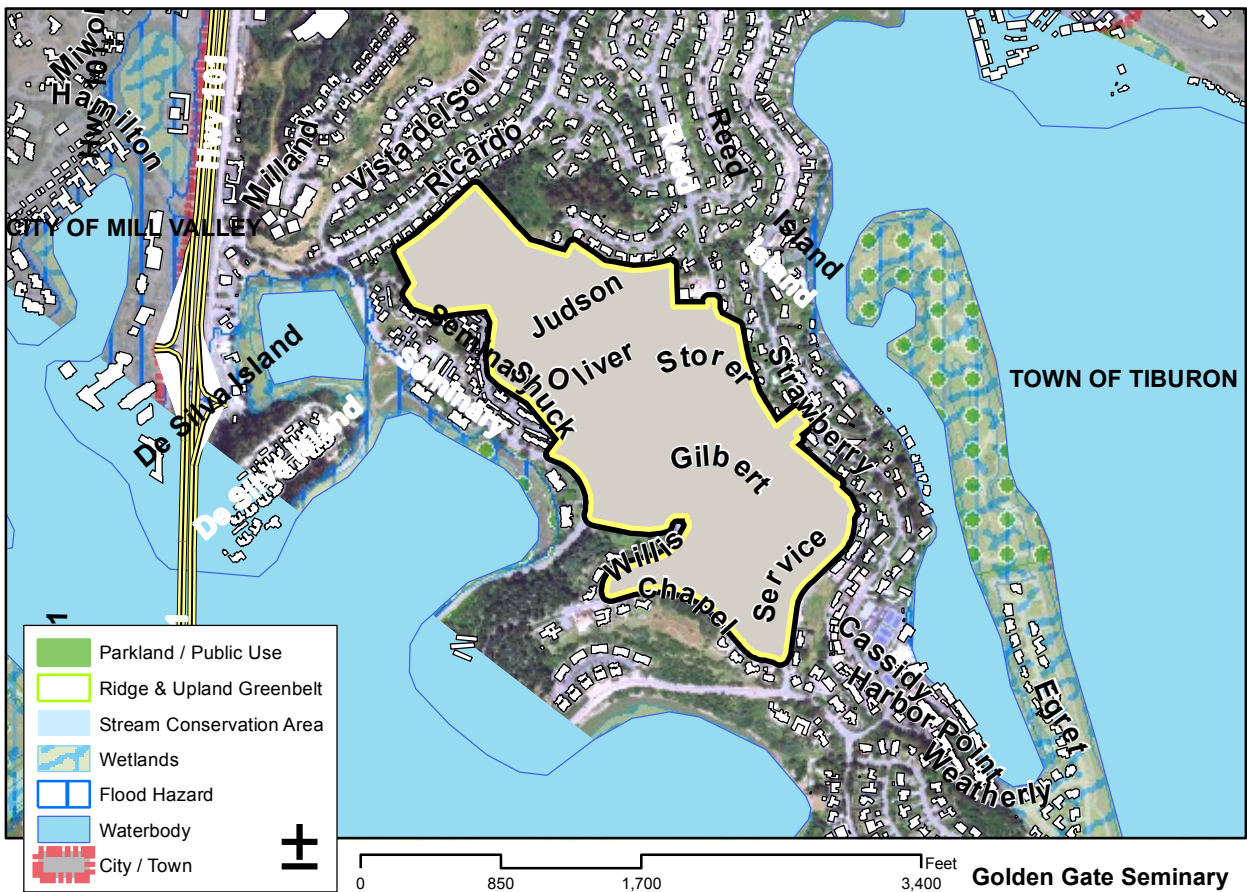
Site # 10	Grandi Building	11101 State Route 1 (2.5 acres)
Community	Pt. Reyes Station	
Proximity to bus route/services	Close (within ¼ mile)	
Environmental considerations	Septic capacity concerns	
Site status	Underutilized. Blighted historic hotel shell. Project received entitlements for 2 employee units on-site in addition to the rehabilitation of this landmark hotel; however entitlements expired.	



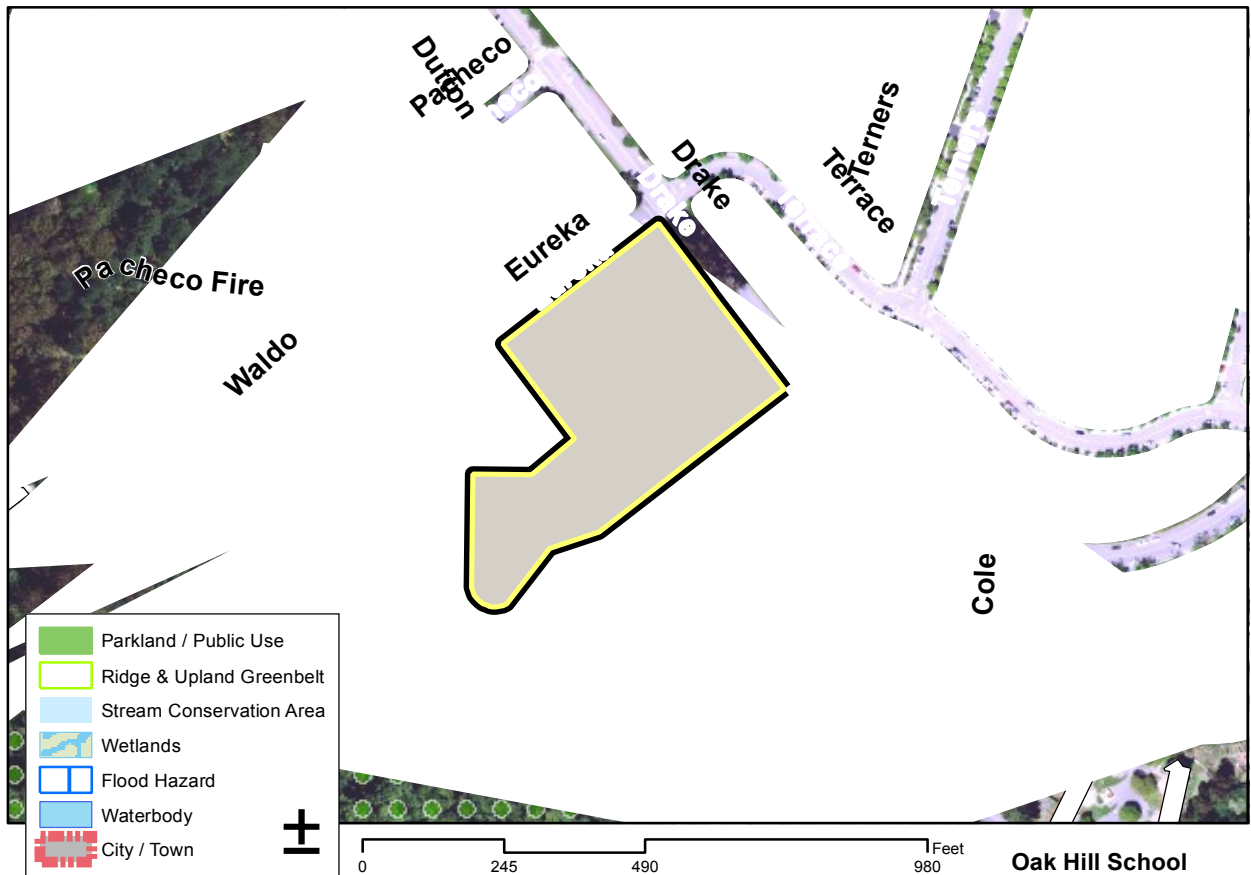
Site # 11	650 N. San Pedro	650 N. San Pedro Rd. (14.8 acres)
Community	Santa Venetia	
Proximity to bus route/services	Moderate (within ¼ to 1 mile)	
Environmental considerations	Wetlands, steep slopes, tree removal, visual impacts, traffic, drainage, community compatibility, and biological resources.	
Site status	*In March 2014, the property was purchased to preserve from future development.	



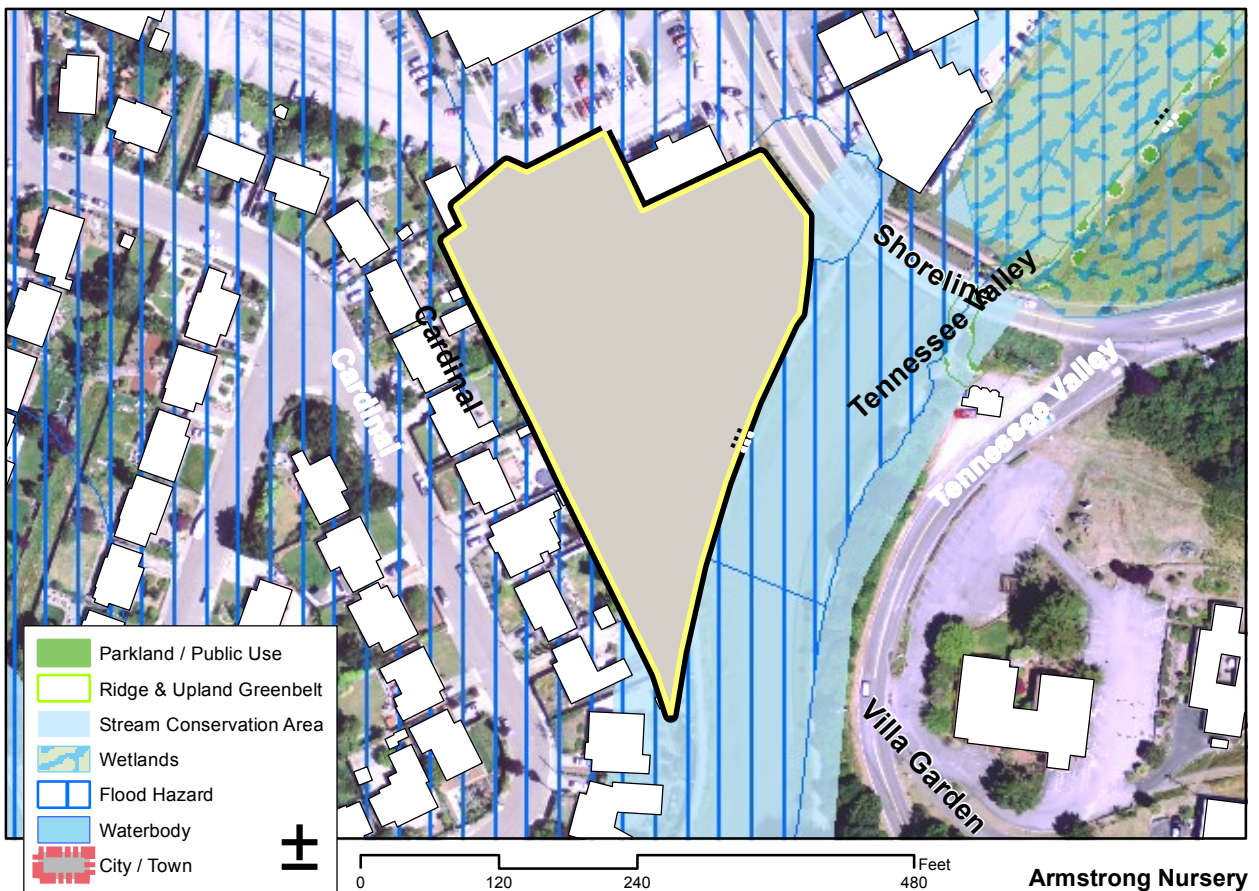
Site # 12	Golden Gate Seminary	Seminary Drive (73.57 acres)
Community	Tiburon	
Proximity to bus route/services	Limited (more than 1 mile)	
Environmental considerations	Traffic and visual impacts.	
Site status	Underutilized. Partially developed site with 103 existing units. Golden Gate Baptist Seminary operating educational and residential uses. Affordable Housing combining district allows up to 60 units on 2 acres. Housing could be in addition to current uses.	



Site # 13	Marin City Community Development	441 Drake Ave. (3.87 acres)
Community	Marin City	
Proximity to bus route/services	Close (within ¼ mile)	
Environmental considerations	Potential stream conservation area, large trees.	
Site status	Existing offices of Marin City Community Development Corporation. Site is adjacent to established neighborhood, close to community center and retail services. Large lot with small existing footprint. Affordable Housing combining district allows up to 15 units on half an acre. Housing could be in addition to existing use.	



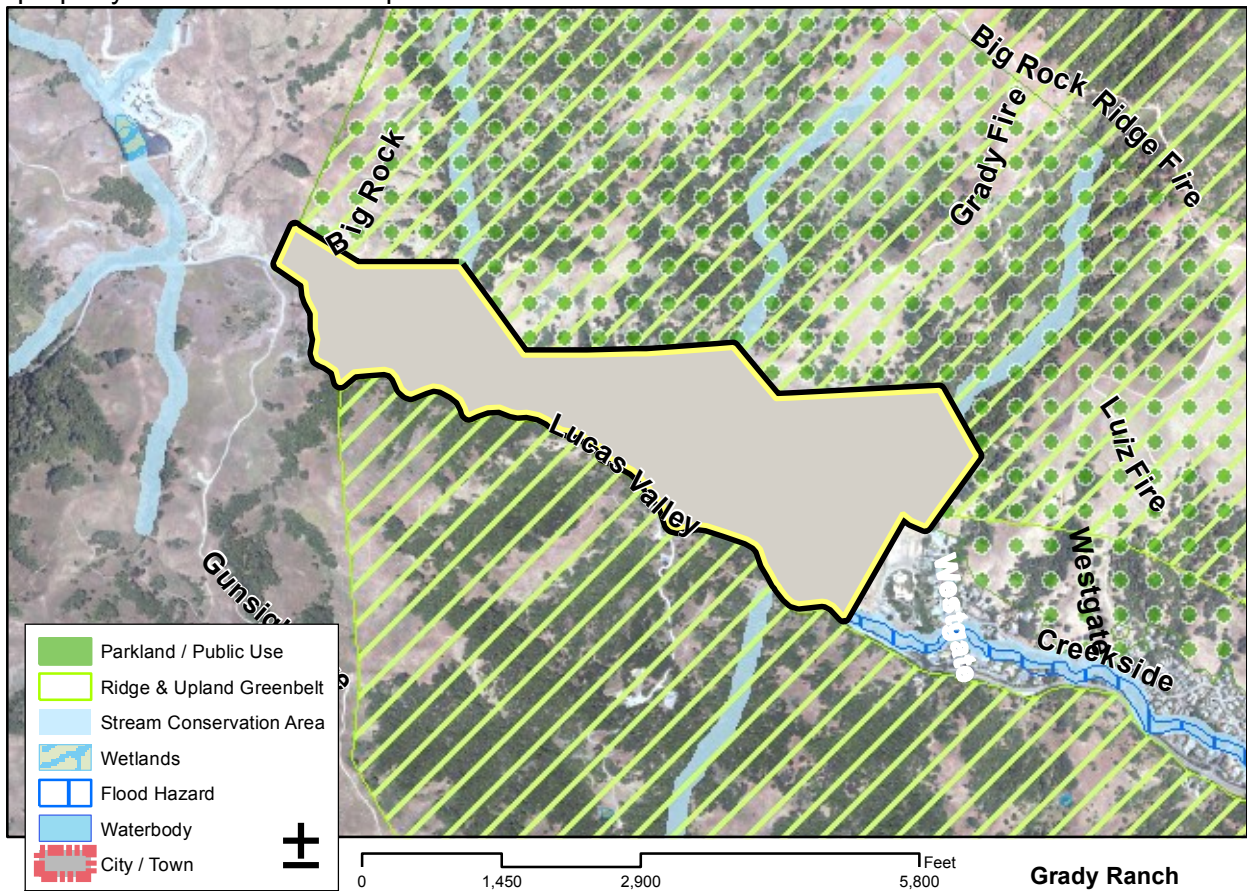
Site # 14	Armstrong Nursery	217& 221 Shoreline Hwy. (1.77 acres)
Community	Almonte	
Proximity to bus route/ services	Close (within ¼ mile)	
Environmental considerations	Traffic Impacts on Hwy 1. Stream Conservation Area - Coyote Creek. Potential flood hazard area.	
Site status	Underutilized. Large surface lot and small retail on Shoreline Highway (HWY 1). Affordable housing allowed at the high end of the general plan density. Housing providers have expressed interest in the site. Locate development within the existing footprint to minimize impacts.	



[Note: Site #15 intentionally omitted, not included in certified Housing Element]

Site # 16	Grady Ranch	Lucas Valley Road (240 acres*)
Community	Lucas Valley	
Proximity to bus route/ services	Limited (more than 1 mile)	
Environmental considerations	Road access intersects creek. Lack of water and sewer connections, and local services. Stream conservation area. Moderate to steep slopes.	
Site status	Vacant. Property owner has announced intent to study affordable housing development potential on site.	

*Acreage by Assessor's Map totals 229, however not necessarily accurate. 240 acres reflects property owner's recent site plan.



Site # 17	Roosevelt	30 Roosevelt St. (0.18 acres)
Community	Santa Venetia	
Proximity to bus route/ services	Close (within ¼ mile)	
Environmental considerations	Minimal	
Site status	Vacant. County owned property; flat lot in residential neighborhood.	

