

**STAFF REPORT TO THE MARIN COUNTY PLANNING COMMISSION**

**Marin Countywide Plan Amendment**

**Recommendation:**            **Recommend Approval to the Board of Supervisors**  
**Hearing Date:**                **August 27, 2012**

|                              |     |                          |   |
|------------------------------|-----|--------------------------|---|
| Project ID No:               | n/a | Applicant(s):            | County initiated amendment                                |
| Application No(s):           | n/a | Owner(s):                | n/a   |
| Agenda Item:                 | 4   | Assessor's Parcel No(s): | n/a   |
| Last Date for Action:        | n/a | Property Address:        | n/a   |
|                              |     | Project Planner:         | Kristin Drumm<br>(415) 473-6290<br>kdrumm@marincounty.org |
|                              |     | Signature:               |   |
| Countywide Plan Designation: | n/a |                          |   |
| Community Plan Area:         | n/a |                          |   |
| Zoning District:             | n/a |                          |   |

**BACKGROUND**

On November 6, 2007, the Board of Supervisors adopted the Marin Countywide Plan (CWP), a comprehensive, long range document used to guide the conservation and development of Marin County. On January 27, 2009 the CWP was amended to address a number of technical corrections, which ranged from out of sequence program numbering and grammatical mistakes to minor text revisions to provide additional clarification and consistent use of terminology. The amendment also called for incorporating the Marin County Operational Area Hazard Mitigation Plan by reference into the CWP's Environmental Hazards section and making minor changes to the location of the Baylands Corridor boundary at the San Rafael Rock Quarry and San Quentin State Prison sites to more accurately reflect existing physical conditions.

Since that time a number of technical corrections have been brought to staff's attention. The proposed amendment includes minor grammatical changes, updates to flooding and land use maps, new language to further explain the role of community plans, and other minor changes to provide additional clarification. Descriptions of all the proposed modifications are shown in Exhibit A (Attachment 2).

## **PLAN CONSISTENCY AND ENVIRONMENTAL REVIEW:**

The proposed amendments to the Marin Countywide Plan are minor and technical in nature and are consistent with State Law. The amendments are consistent with the goals and policies of the CWP because they correct, clarify, or otherwise revise existing policies and programs contained in the CWP. The potential impacts of implementing these amendments have been adequately addressed in the certified CWP Update FEIR. A subsequent or supplemental EIR is not required pursuant to CEQA Guidelines Section 15162 - "Subsequent EIRs" because the proposed project (i.e., proposed amendments) does not include substantial changes involving new or more severe environmental effects that would result from the adoption of these amendments, nor does the proposal involve new information that was not known at the time the EIR for the CWP was certified.

## **PUBLIC NOTICE:**

The Community Development Agency has published a notice in the Marin Independent Journal which includes a general description of the proposed amendments to the Marin Countywide Plan. Notices were also mailed to property owners of the subject properties of the proposed land use changes in the Marinwood and North Novato areas. In addition, a copy of the public notice has been mailed to interested public agencies, organizations, community groups, and individuals, as well as posted to the Marin Countywide Plan Update website ([www.future-marin.org](http://www.future-marin.org)).

## **RECOMMENDATION:**

Staff recommends that the Planning Commission review the administrative record, conduct a public hearing, and adopt the attached Resolution recommending approval of the proposed amendment to the Marin Countywide Plan by the Board of Supervisors.

### Attachments:

1. Proposed Resolution Recommending that the Planning Commission recommend that the Board of Supervisors Adopt an Amendment to the 2007 Marin Countywide Plan, including Exhibit "A"
2. Exhibit "A"
3. Memorandum from Dave Nicholson, Department of Public Works, dated June 5, 2012
4. Proposed Map 2-12 Flooding
5. Proposed Map 2.3 Marinwood Land Use Policy Map
6. Proposed Map 1.1b North Novato Land Use Policy Map

MARIN COUNTY PLANNING COMMISSION

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT  
AN AMENDMENT TO THE 2007 MARIN COUNTYWIDE PLAN

\*\*\*\*\*

**SECTION I: FINDINGS**

WHEREAS, the Marin County Planning Commission hereby finds and declares the following:

- I. WHEREAS, the Marin County Board of Supervisors adopted the Marin Countywide Plan on November 6, 2007. The overarching theme presented in the Plan is planning sustainable communities.
- II. WHEREAS, the Marin Countywide Plan is a comprehensive, long term general plan for the physical development of Marin County and establishes an overall framework and set of goals for countywide development in the unincorporated area of the County.
- III. WHEREAS, on January 27, 2009, the Marin County Board of Supervisors adopted an amendment to the 2007 Marin Countywide Plan to address a number of technical corrections, which ranged from out of sequence program numbering and grammatical mistakes to minor text revisions to provide additional clarification and consistent use of terminology. The amendment also called for incorporating the Marin County Operational Area Hazard Mitigation Plan by reference into the CWP's Environmental Hazards section and making minor changes to the location of the Baylands Corridor boundary at the San Rafael Rock Quarry and San Quentin State Prison sites to more accurately reflect existing physical conditions.
- IV. WHEREAS, the Marin County Community Development Agency initiated the proposed amendment to the 2007 Marin Countywide Plan. The 2007 Marin Countywide Plan includes policies to protect and to preserve and enhance the natural environment of the County, and to strive for a high quality built environment. The project includes proposed technical and clerical corrections to certain CWP policies and maps to correct and improve their readability and clarity. The technical corrections includes minor grammatical changes, updates to flooding and land use maps, new language to further expand the role of community plans, and other minor changes to provide additional clarification.
- V. WHEREAS pursuant to Marin County Code Section 22.116.050, the following findings can be made to approve the proposed amendment to the 2007 Marin Countywide Plan:
  - A. The proposed amendment is internally consistent with the Countywide Plan and Community Plans because the amendment is necessary to clarify, correct typographical errors, and improve the readability of certain Plan policies, programs, and maps.
  - B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the County.
  - C. The site is physically and environmentally suitable for the requested/anticipated land use development, including, but not limited to, access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints.

VI. WHEREAS, the Marin County Board of Supervisors certified a Final Environmental Impact Report (EIR) for the Marin Countywide Plan prior to the adoption of the 2007 Marin Countywide Plan.

VII. WHEREAS, the certified EIR evaluated the potential environmental effects that could result from implementation of the 2007 Marin Countywide Plan. The proposed amendment to the Marin Countywide Plan will not result in substantial changes in the Plan or in substantial changes to the circumstances under which the Countywide Plan will be undertaken or significant new information of substantial importance and will not result in new or more severe impacts or require new mitigation measures.

VIII. WHEREAS, the Marin County Planning Commission conducted a public hearing on August 27, 2012 to consider the proposed Amendment to the Marin Countywide Plan.

**SECTION II: AMENDMENT TO THE MARIN COUNTYWIDE PLAN**

NOW, THEREFORE, BE IT RESOLVED that the Marin County Planning Commission reports and recommends that the Marin County Board of Supervisors adopt an amendment to the 2007 Marin Countywide Plan contained in Exhibit "A" of this Resolution.

**SECTION III: VOTE**

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Marin, State of California, on the 27th day of August, 2012 by the following vote to wit:

AYES:

NOES:

ABSENT:

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JOAN LUBAMERSKY, CHAIR  
MARIN COUNTY PLANNING COMMISSION

Attest:

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Debra Stratton  
Recording Secretary

Exhibit "A"

All changes are highlighted and shown in strike-out and underline format

1. **BIO-3.e Establish Clear Mitigation Criteria** (p. 2-26)

Modify Program BIO-3.e for a technical correction as follows:

**BIO-3.e Establish Clear Mitigation Criteria.** Amend the Development Code to incorporate wetland impact mitigation~~s~~ measures that accomplish the following objectives:.....

*(Remainder of policy remains unchanged and is not shown.)*

2. **Map 2-12 Flooding**

Assembly Bill 162 (AB 162) was signed in October 2007, which strengthens flood protections in California by requiring jurisdictions to update their respective land use elements to identify and annually review those areas covered by the general plan that are subject to flooding as identified by the Federal Emergency Management Agency (FEMA) or the Department of Water Resources (Government Code Section 65300.2(a)). The bill also requires, upon the next revision of the housing element, on or after January 1, 2009, that the conservation element identify waterways and land that may accommodate floodwater for purposes of groundwater recharge and stormwater management.

In May 2009 the Federal Emergency Management Agency (FEMA) revised its Flood Insurance Rate Maps (FIRM's) for Marin County, which were last updated in 1982. Countywide Plan Map 2-12, Flooding, shows the 100-year (1-percent annual chance flood) and 500-year (0.2-percent annual chance flood) flood zones. This map has been modified to reflect the revised flood zones to comply with AB 162. The Department of Public Works has reviewed the Countywide Plan with respect to AB 162 and has indicated it is in compliance with the bill, as documented in a memorandum dated June 5, 2012 (Attachment 3).

See Attachment 4 for Proposed Map 2-12 Flooding.

3. **AG-1.6 Limit Non-Agricultural Development** (p. 2-158)

The following technical correction to Policy AG-1.6 is proposed to clarify the intent:

**AG-1.6 Limit Non-Agricultural Development**

Limit non-agricultural development in the Agricultural Production Zone to ~~allowed~~ residential and accessory uses ~~that are~~ ancillary to and compatible with agricultural production. Require dwellings and other non-agricultural development to be limited in size and grouped together in building envelopes covering no more than 5% of the property or as determined through a site-specific analysis of agricultural and environmental constraints and resources, with the remainder preserved for agricultural production. Residential and non-agricultural development on very large parcels may be limited to less than 5% of the land area.

**4. Relationship to Community Plans** (p. 3-9)

Update the Background section of the Community Development section to clarify the role and relationship of the community plan with the Countywide Plan as follows:

**Implementation tools such as the County Development Code are used to carry out the goals of the Countywide Plan.** Some of the policies and programs in the Countywide Plan will require rezoning of individual properties for them to be consistent with the land use designations and the policies in the Plan. **Community plans also provide specific direction for communities in the unincorporated area of the county.** Many unincorporated communities are guided by community plans that provide specific direction regarding land use, transportation, community facilities, building design, and environmental quality, as well as issues unique to a particular community. **Such issues may include, but are not limited to: customized building and site design standards to protect key resources; protection of important ridgeline and view corridors; evaluation and refinement of the Ridge and Upland Greenbelt and Baylands Corridor; regulations concerning home size; affordable housing sites; hazards; evacuation routes; flooding; and bicycle and pedestrian circulation.** **Community plans are considered part of the Marin Countywide Plan and set forth goals, objectives, policies, and programs to address specific issues relevant to that particular community. If conflicts occur between the policies of the community plan or the Countywide Plan, the most restrictive provision shall apply.**

**5. Add Definition of “Community Plan” to Glossary**

The community plan is an important planning document which is referenced extensively throughout the Countywide Plan; however, it is not defined. Consistent with the existing definition of “Community Plan” found in Section 22.130.030 of the Marin County Code, add the following definition to the CWP Glossary as follows:

**Community Plan.** **A planning document which sets forth goals, objectives, policies and programs to address specific issues related to a particular unincorporated community. Community plans are considered part of the Marin Countywide Plan.**

**6. CD-8.8 Establish Planned Designation Land Use Categories** (p. 3-44)

Two new land use designations were added when the Countywide Plan was adopted in 2007 for the St. Vincent’s/Silveira and the San Rafael Rock Quarry areas. A new designation was also initially proposed for the approximately 200-acre San Quentin site as a Planned Designation Transit Village Area (PD – Transit Village Area) in recognition of the site’s potential as a proposed mixed use, multi-modal transit hub, which was described in the San Quentin Vision Plan. However, since the State of California Department of Corrections appeared to be moving forward with expansion of the prison to include a new housing complex and associated support facilities to support the condemned male inmate population. Thus, the prison use was expected to continue for the foreseeable future. Consequently, the Vision Plan was no longer under consideration for inclusion in the Countywide Plan. Therefore, the proposed land use designation for San Quentin should be deleted to be consistent with this approach. The suggested modification to policy CD-8.8 is as follows:

**CD-8.8 Establish Planned Designation Land Use Categories.** The Planned Designation-Agricultural and Environmental Resource Area (PD-Agricultural and Environmental Resource Area), ~~Planned Designation-Transit Village Area (PD-Transit Village Area)~~, and Planned Designation-Reclamation Area (PD-Reclamation Area) land use categories are established. The Planned Designation categories are intended to enable the planning of reuse projects at major opportunity sites in a manner that honors the site's location and unique natural, historic, aesthetic, and other characteristics, while promoting Countywide Plan policies regarding resource protection, affordable housing, and innovative transit-oriented and energy efficient design. In order to provide a forum for comprehensive, community-based planning, development in a Planned Designation category shall require approval of a specific plan pursuant to Government Code Section 65450 or a master plan pursuant to the County Development Code.

PD-Agricultural and Environmental Resource Area

**Land Uses.** The PD-Agricultural and Environmental Resource Area land use category is intended for reuse and development of the St. Vincent's and Silveira area. Potential uses include agriculture and related uses, residential development, education and tourism, places of worship, institutional, and small-scale hospitality uses, as described more fully in SV-2.3.

**Standards of Building Intensity.** Building-intensity standards for the PD-Agricultural and Environmental Resource Area are up to 221 dwelling units in addition to existing development, or equivalent amounts of nonresidential development based on impacts on peak-hour traffic.

PD-Reclamation Area

The PD-Reclamation Area land use category is intended for the ultimate reclamation of the San Rafael Rock Quarry and McNear's Brickyard site at the time the quarrying operations cease. As part of an updated reclamation plan, the ultimate reuse of the site will be identified, as will a time horizon as to when such reclamation would occur. While the Countywide Plan assumes that at such time as reclamation of the site occurs, it would be annexed to the City of San Rafael, if annexation should not take place, the Plan contemplates development under the County's jurisdiction through a Specific or Master Plan to determine residential densities, commercial floor area, and habitat protection areas. In general, uses would be primarily residential, a marina, and limited supporting commercial, as reflected in the updated quarry reclamation plan.

**Standards of Building Intensity.** Building-intensity standards for the site reflect previous reclamation plans. Development of the site under the County's PD-Reclamation Area designation would be subject to an updated reclamation plan with a maximum residential density of 75 dwelling units unless otherwise determined by a County-approved traffic study.

|   |  |
|---|--|
| Consistent zoning within the PD use categories: | ARP, BFC-ARP<br>RMPC<br>RMP<br>RSP<br>CP |
|---|--|

OP  
AP  
IP

**7. Policy CD-1.3 Reduce Potential Impacts** (p. 3-12)

Modify Policy CD-1.3 as follows to clarify that affordable housing to very low or low income residents are not required to be calculated at the lowest end of the density range. This standard is clearer than existing language, which simply says: “parcels identified in certified Housing Elements.”

**Policy CD-1.3 Reduce Potential Impacts.** Calculate potential residential Calculate potential residential densities and commercial floor area ratio (FAR) at the lowest end of the applicable range on sites with sensitive habitat or within the Ridge and Upland Greenbelt, the Baylands Corridor or properties lacking public water or sewer systems except for housing affordable to very low or low income residents, multi-family parcels identified in certified Housing Elements.

**8. Program CD-1.c Reduce Potential Impacts** (p. 3-13)

Modify Program CD-1.c to be consistent with the modifications made to Policy CD-1.3 and to existing Programs CD-5.e and CD-6.a, which refer to housing affordable to very low or low income residents, as follows:

**PROGRAM CD-1.c *Reduce Potential Impacts.*** Amend the Development Code to calculate potential residential density and commercial floor area ratio (FAR) at the lowest end of the applicable range on sites with sensitive habitat or within the Ridge and Upland Greenbelt, the Baylands Corridor, or properties lacking public water or sewer systems except for housing affordable to very low or low income residents, multi-family parcels identified in certified Housing Elements.

**9. Program CD-5.e Limit Density for Areas Without Water and Sewer Connections** (p. 3-28)

Modify Program CD-5.e to be consistent with Policy CD-1.3 and Program CD-1.c as follows:

**PROGRAM CD-5.e *Limit Density for Areas Without Water and Sewer Connections.*** Calculate density at the lowest end of the Countywide Plan designation range for subdivisions proposed in areas without public water and/or sewer service. Densities for housing units, affordable to very low and low income residents, that are capable of providing adequate water ~~and~~ or sewer services may be considered on a case-by-case basis.

**10. Policy CD-8.6 Establish Residential Land Use Categories and Densities** (p. 3-35)

Modify all references to footnote (1) in Policy CD-8.6 to clarify that the low end may be the minimum allowed~~required~~ subject to site specific environmental constraints that may result in a lower density or FAR being more appropriate, as follows:

<sup>1</sup>Low end is minimum allowed ~~required~~, except when the property is subject to site



specific environmental constraints or other policies that result in a lower density or FAR being more appropriate.

**11. Policy HAR-1.1 Preserve Historical Resources** (p. 4-130)

Goal HAR 1 calls for the identification and protection of archaeological and historical resources, with policies HAR-1.1 through 1.5 providing policy direction. However, the policy titles only refer to historical resources. The policies should be modified to standardize the policy titles to include references to both archaeological and historical resources, consistent with Goal HAR 1, as follows:

**HAR-1.1 Preserve Historical and Archaeological Resources.** Identify archaeological and historical resource sites.

**12. HAR 1.3 Avoid Impacts to Historical and Archaeological Resources** (p. 4-130)

Goal HAR 1 calls for the identification and protection of archaeological and historical resources, with policies HAR-1.1 through 1.5 providing policy direction. However, in some cases the policy titles only refer to historical resources and do not include archaeological resources. The policy titles should be standardized to include references to both archaeological and historical resources, consistent with Goal HAR 1. In addition, consider adding “where feasible” to indicate that while it is not always possible to avoid damaging cultural resources, those impacts can be minimized.

**HAR-1.3 Avoid Impacts to Historical and Archaeological Resources.** Ensure that human activity avoids damaging cultural resource, where feasible.

**13. HAR 1.d Require Archaeological Surveys for New Development** (p. 4-131)

The Countywide Plan contains a number of policies and programs to reduce adverse changes to the significance of an archeological or paleontological resource. Program HAR-1.d requires an archaeological survey by a State-qualified and Federal Indians of Graton Rancheria (FIGR) recommended archaeologist for new development proposed in areas identified as potential resource locations on County sensitivity map. At the time of the CWP Update, the program was modified to include “and FIGR recommended” in part to be consistent with Senate Bill 18, the Tribal Consultation Requirements by the Governor’s Office of Planning and Research. The intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to cultural places. The purpose of involving tribes in the early planning stages is to allow consideration of cultural places in the context of broad local land use policy, before individual site-specific, project-level land use decisions are made by a local government.

While the County consults with FIGR when there may be an impact on archaeological resources, the County is not required to confer with them for archaeologist recommendations. In light of recent efforts to simplify and streamline the regulatory process, the following modification is proposed:

**HAR-1.d Require Archaeological Surveys for New Development.** Require archaeological surveys conducted on site by a State-qualified and FIGR recommended archaeologist for new development proposed in areas identified as

potential resource locations on the County sensitivity map (see Program HAR-1.a).

**14. HAR 1.f Involve Appropriate Authorities** (p. 4-131)

The following modification is proposed to replace the term development “proposals” with development “applications”, as well as clarify that potential impacts, rather than proximity, should trigger the referral of a development application to the appropriate representatives.

**HAR-1.f Involve Appropriate Authorities.** Refer development ~~proposals~~ **applications on or near that could potentially affect** cultural resources ~~sites~~ to the California Archaeological Inventory, the Northwest Regional Office of the California Historical Resources Information System, and/or Native American representatives, as appropriate.

**15. Program Implementation Tables**

Modify footnote 1 to define the term “Ongoing” for each of the following Program Implementation Figures as follows:

<sup>1</sup>Time Frames include: Immediate (0-1 years); Short term (1-4 years); Med. Term (4-7 years); Long term (over 7 years); and Ongoing **(existing programs already in progress whose implementation is expected to continue into the foreseeable future).**

Program Implementation Figures:

- Figure 2-4 Biological Resources Program Implementation, p. 2-48
- Figure 2-6 Water Resources Program Implementation, p. 2-66
- Figure 2-8 Environmental Hazards Program Implementation, p. 2-86
- Figure 2-16 Atmosphere and Climate Program Implementation, p. 2-111
- Figure 2-19 Open Space Program Implementation, p. 2-130
- Figure 2-22 Trails Program Implementation, p. 2-144
- Figure 2-22 Agriculture and Food Program Implementation, p. 2-173
  
- Figure 3-6 Community Development Program Implementation, p. 3-50
- Figure 3-10 Community Design Program Implementation, p. 3-73
- Figure 3-19 Energy and Green Building Program Implementation, p. 3-94
- Figure 3-21 Mineral Resource Program Implementation, p. 3-104
- Figure 3-28 Housing Program Implementation, p. 3-135
- Figure 3-38 Transportation Program Implementation, p. 3-170
- Figure 3-45 Noise Program Implementation, p. 3-191
- Figure 3-50 Public Facilities and Services Program Implementation, p. 3-213
  
- Figure 4-6 Economy Program Implementation, p. 4-21
- Figure 4-31 Child Care Program Implementation, p. 4-31
- Figure 4-12 Public Safety Program Implementation, p. 4-45
- Figure 4-14 Community Participation Program Implementation, p. 4-55
- Figure 4-17 Diversity Program Implementation, p. 4-64
- Figure 4-19 Education Participation Program Implementation, p. 4-75
- Figure 4-21 Environmental Justice Program Implementation, p. 4-85
- Figure 4-31 Public Health Program Implementation, p. 4-107
- Figure 4-35 Arts and Culture Program Implementation, p. 4-124

Figure 4-39 Historical and Archaeological Resources Program Implementation, p. 4-138  
 Figure 4-44 Parks and Recreation Program Implementation, p. 4-150

**16. Indicators and Benchmarks: Energy and Green Building** (p. 3-93)

Modify the benchmark for energy use per capita countywide in the Energy and Green Building section (p. 3-93) from 11,072 kWh to 4,852 kWh per employee in 2000. Calculations supporting the original 11,072 kWh figure cannot be documented. Existing data shows County-operated buildings used 11,024,015 kWh in 2000 where there were 2,272 FTE employees, resulting in 4,852 kWh per employee. This revised figure also corresponds with the County’s per employee usage for the following years: 4,760 kWh/employee in 2005; 5,038 kWh/employee in 2007; and 5,299 kWh/employee in 2008.

| Indicators  | Benchmarks  | Targets  |
|---|---|--|
| Energy use per employee in County-operated buildings. | <del>11,072</del> 4,852 kWh per employee in 2000. | Lower energy consumption per employee by 2020. |

**17. Marinwood Land Use Policy Map 2.3**

Revise Map 2.3 Marinwood Land Use Policy Map to update the land use designation for the following parcels from HOD to PF-SF6, as shown in the table below. These parcels were incorrectly assigned the HOD designation, which is not a recognized land use designation. The HOD is the Housing Overlay Designation, which is an overlay to encourage workforce housing, and is described on Maps 3-2a and 3-2b in the Community Development section. This site is the location of the existing Dixie Elementary School/Marin Waldorf School and is zoned PF-RSP-5.8 (Public Facilities, Residential Single Family Planned District, 5.8 units per acre). The consistent land use designation is PF-SF6. See Attachment 5.

| Parcel     | Zoning     | Existing Land Use Designation | Proposed Land Use Designation |
|------------|------------|-------------------------------|-------------------------------|
| 164-022-10 | PF-RSP-5.8 | HOD                           | PF-SF6                        |
| 164-022-11 | PF-RSP-5.8 | HOD                           | PF-SF6                        |
| 164-041-14 | PF-RSP-5.8 | HOD                           | PF-SF6                        |
| 164-074-08 | PF-RSP-5.8 | HOD                           | PF-SF6                        |

**18. North Novato Land Use Policy Map 1.1b**

Revise the North Novato Land Use Policy Map 1.1b to update the land use designations for the following parcels as shown in the table below. Parcel 125-190-70 is located immediately north of the existing runway at the Gness Field Airport and is proposed to include part or most of the 1,100 foot runway and taxiway extension for the airport. The parcel is zoned RCR, M3 with an existing land use designation of AG1. The proposed IND designation is both consistent with the zoning and proposed use of the runway extension. Parcel 125-190-76 is located south of the airport and Black John Slough on the bank of Rush Creek. It is owned by Marin County Flood Control and is zoned M3 with a land use designation of AGC1. The proposed land use designation is OS. Parcel 125-190-79 is located northwest of the Gness Field Airport and adjacent to the proposed runway

extension and the Northwest Pacific Railroad corridor. This parcel, publicly owned by the California Department of Fish and Game, is characterized by reclaimed saltwater tidal marshlands and is zoned RCR, M2 with a combined land use designation of OS, AG1, and RC. See Attachment 6.

| Parcel     | Zoning  | Existing Land Use Designation | Proposed Land Use Designation |
|------------|---------|-------------------------------|-------------------------------|
| 125-190-70 | RCR, M3 | AG1                           | IND                           |
| 125-190-76 | M3      | AGC1                          | OS                            |
| 125-190-79 | RCR, M3 | OS, AG1, RC                   | OS                            |

## 19. Land Use Maps

Modify all maps within the Land Use Map set to include a reference to the community planning areas or the community plan as follows:

**Note: Please also reference the respective Planning Area policies and Community Plan for additional policy guidance.**

In addition, modify the following maps to update the legend to refer to "**Community Plan Boundary**" in place of "Community Boundary":

- Map 1.3 Indian Valley Land Use Policy Map
- Map 1.5 Black Point Land Use Policy Map
- Map 5.1.1 Kentfield Land Use Policy Map (Map 1 of 2)
- Map 5.1.2 Kentfield Land Use Policy Map (Map 2 of 2)
- Map 6.1.0 Tamalpais Area Land Use Policy Map Index
- Map 6.1.1 Tamalpais Area Land Use Policy Map, Muir Woods Park (Map 1 of 5)
- Map 6.1.2 Tamalpais Area Land Use Policy Map, Homestead Valley (Map 2 of 5)
- Map 6.1.3a Tamalpais Area Land Use Policy Map (Map 3 of 5)
- Map 6.1.3b Tamalpais Area Land Use Policy Map (Map 4 of 5)
- Map 6.1.4 Tamalpais Area Land Use Policy Map (Map 5 of 5)
- Map 6.2 Marin City Land Use Policy Map
- Map 6.3.0 Strawberry Lane Use Map Index
- Map 6.3.1 North Strawberry & Alto Land Use Policy Map (Map 1 of 2)
- Map 6.3.2 South Strawberry Lane Use Policy Map (Map 2 of 2)
- Map 7.1 Dillon Beach Land Use Policy Map
- Map 7.2 Tomales Land Use Policy Map
- Map 7.3.0 East Shore Land Use Policy Map Key
- Map 7.3.1 East Shore Land Use Policy Map (Map 1 of 2)
- Map 7.3.2 East shore Land Use Policy Map (Map 2 of 2)
- Map 7.5 Point Reyes Station Land Use Policy Map
- Map 7.6 Inverness Land Use Policy Map
- Map 7.9 Nicasio Land Use Policy Map
- Map 7.10.0 San Geronimo Land Use Policy Map (Map 1 of 5)
- Map 7.10.1 Woodacre Land Use Policy Map (Map 2 of 5)
- Map 7.10.2 San Geronimo Land Use Policy Map (Map 3 of 5)
- Map 7.10.3 Forest Knolls Land Use Policy Map (Map 4 of 5)
- Map 7.10.4 Lagunitas Land Use Policy Map (Map 5 of 5)
- Map 7.11 Bolinas Land Use Policy Map
- Map 7.12 Stinson Beach Land Use Policy Map

- Map 7.13 Muir Beach Land Use Policy Map

Modify the following maps to update the legend to refer to "**Community/Community Plan Boundary**" in place of "Community Boundary":

- Map 1.0 Planning Area 1.0 (Novato) Land Use Map Index
- Map 6.0 Planning Area 6.0 (Richardson Bay) Land Use Map Index
- Map 7.0 Planning Area 7.0 (West Marin) Land Use Policy Map Index
- Map 7.4.1 Northwest Marin County Land Use Policy Map (Map 1 of 2)
- Map 7.4.2 Northwest Marin County Land Use Policy Map (Map 2 of 2)
- Map 7.8 Southwest Marin County Land Use Policy Map

## **20. Introduction** (p. 1-21)

Amend the Land Use Categories section in the Introduction to include a reference to the community plans as follows:

The Countywide Plan establishes and maps land uses according to the following categories. **Additional policy guidance can be obtained from the various local community plans.**

**INTER-OFFICE MEMORANDUM**  
**DEPARTMENT OF PUBLIC WORKS**

**DATE:** June 5, 2012  
**TO:** Berenice Davidson  
**FROM:** Dave Nicholson  
**RE:** Marin County Floodplain Code §23.09 as it Pertains to AB-162 and CPW Updating

The following is a narrative outlining Marin County compliance with AB-162 Code Section 65302 as it specifically pertains to flood hazard avoidance (see the section language on attached sheet). Note that Marin County Code (MCC)§23.09.010 addresses statutory authorization for the enforcement of Government Code Section 65302 (Ord. 3293§1, 1999).

**§65302.d.3**

Water resources are in Section 2.5 of the Countywide Plan (CWP) and Map 2-7 show watersheds, creeks and water bodies. Also in the CWP, flood corridors are shown on Map 2-12 and riparian habitats are addressed in the CWP BIO-4, Stream Conservation Area beginning on Page 2-28. There are no known groundwater recharge systems within Marin County and stormwater management is addressed in CWP BIO-4.20, Page 2-35 and under CWP WR-2.6, Page 2-60.

**§65302.g.2**

: (A) Flood hazards are defined on FEMA Flood Insurance Rate Maps (FIRMs). Marin County Code (MCC)§23.09.011(4) adopts FEMA FIRMs and all subsequent FIRM amendments to identify and delineate flood hazard areas within the county. Additionally, pursuant to (A)(xi), special flood districts in flood-prone areas within the county have been established and flood control improvements are administered by the Marin County Flood Control Division. See also CWP Map 2-12, Flooding. No changes to the status of dams throughout the county have occurred to date. As a result, Map 2-12 in the CWP showing dam failure inundation is current.

: (B) MCC§23.09, Floodplain Management establishes adopted policies and codes that regulate development and redevelopment within flood-prone areas in Marin County. Under MCC§23.09.011, Findings of Fact, the Floodplain Management regulations are based on large known floods to have occurred and on FEMA-established flood boundary maps. Also see CWP Goal EH-3, Page 2-77.

: (C) Implementation and enforcement of the flood hazards regulations are conducted by DPW engineer staff and managers. Through the discretionary review and building permit plan-checking process, DPW engineers review development and re-development projects, identify those that may be affected by flood hazards, and implement the requirements spelled out in MCC§23.09 to ensure compliance with the code requirements by ensuring that development plans meet the minimum regulations and by conducting site inspections.

**§65302.g.3**




No revisions were found to be necessary for the safety element with respect to flood hazards.

**§65302.g.4**





Marin County has established a floodplain ordinance [MCC§23.09] that is based on and approved by FEMA and substantially complies with this section. See Goal EH-3 on Page 2-77 and subsequent Implementing Programs on Page 2-78.

# MAP 2-12 PROPOSED FLOODING



## Legend

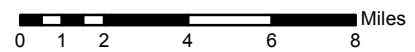
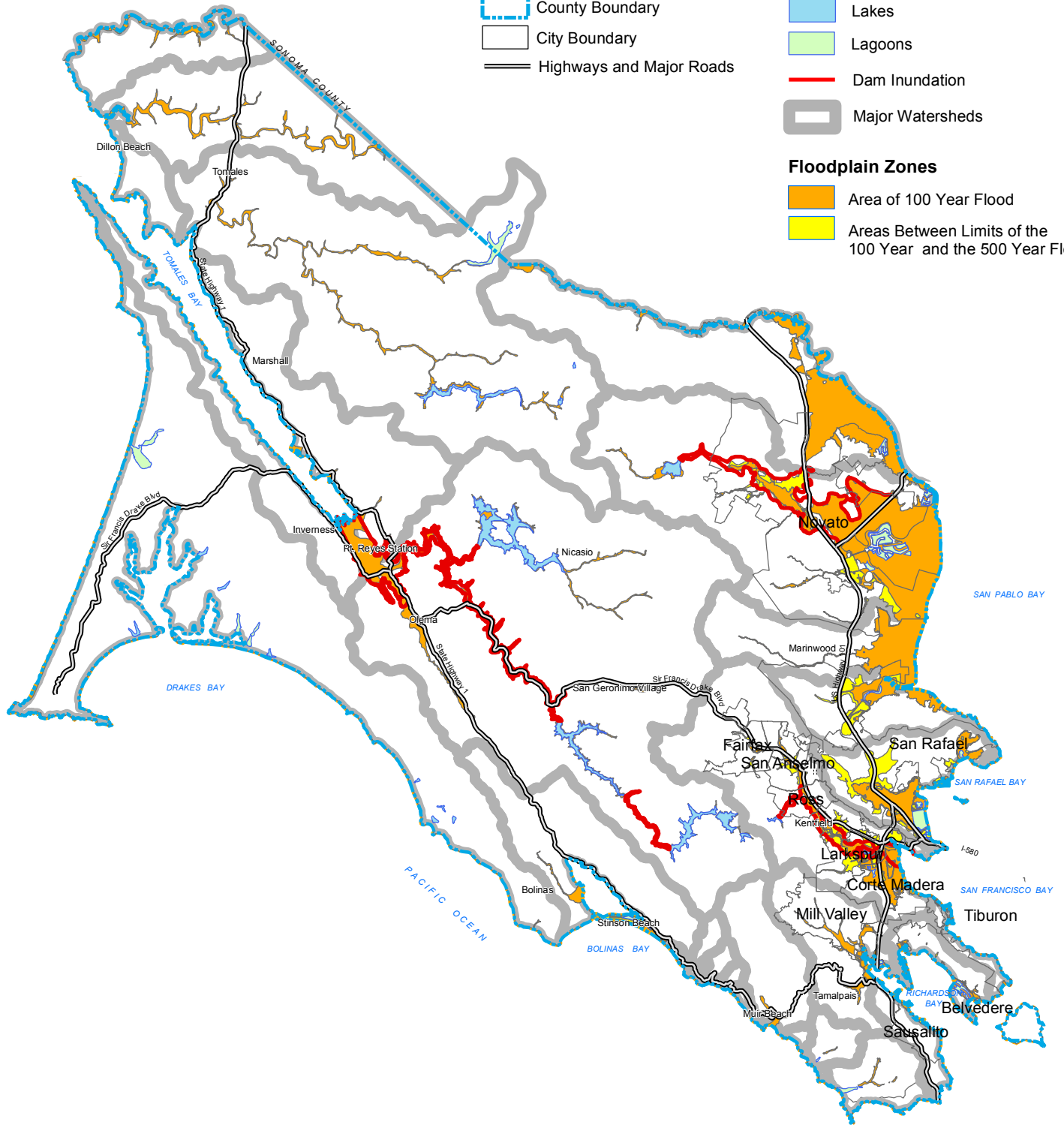
-  County Boundary
-  City Boundary
-  Highways and Major Roads

## Water Bodies

-  Lakes
-  Lagoons
-  Dam Inundation
-  Major Watersheds

## Floodplain Zones

-  Area of 100 Year Flood
-  Areas Between Limits of the 100 Year and the 500 Year Flood



THIS MAP WAS DEVELOPED FOR GENERAL PLAN PURPOSES. THE COUNTY OF MARIN IS NOT RESPONSIBLE OR LIABLE FOR USE OF THIS MAP BEYOND ITS INTENDED PURPOSE.

SOURCE: National Flood Insurance Program Q3 Flood Data

Date: August 27, 2012

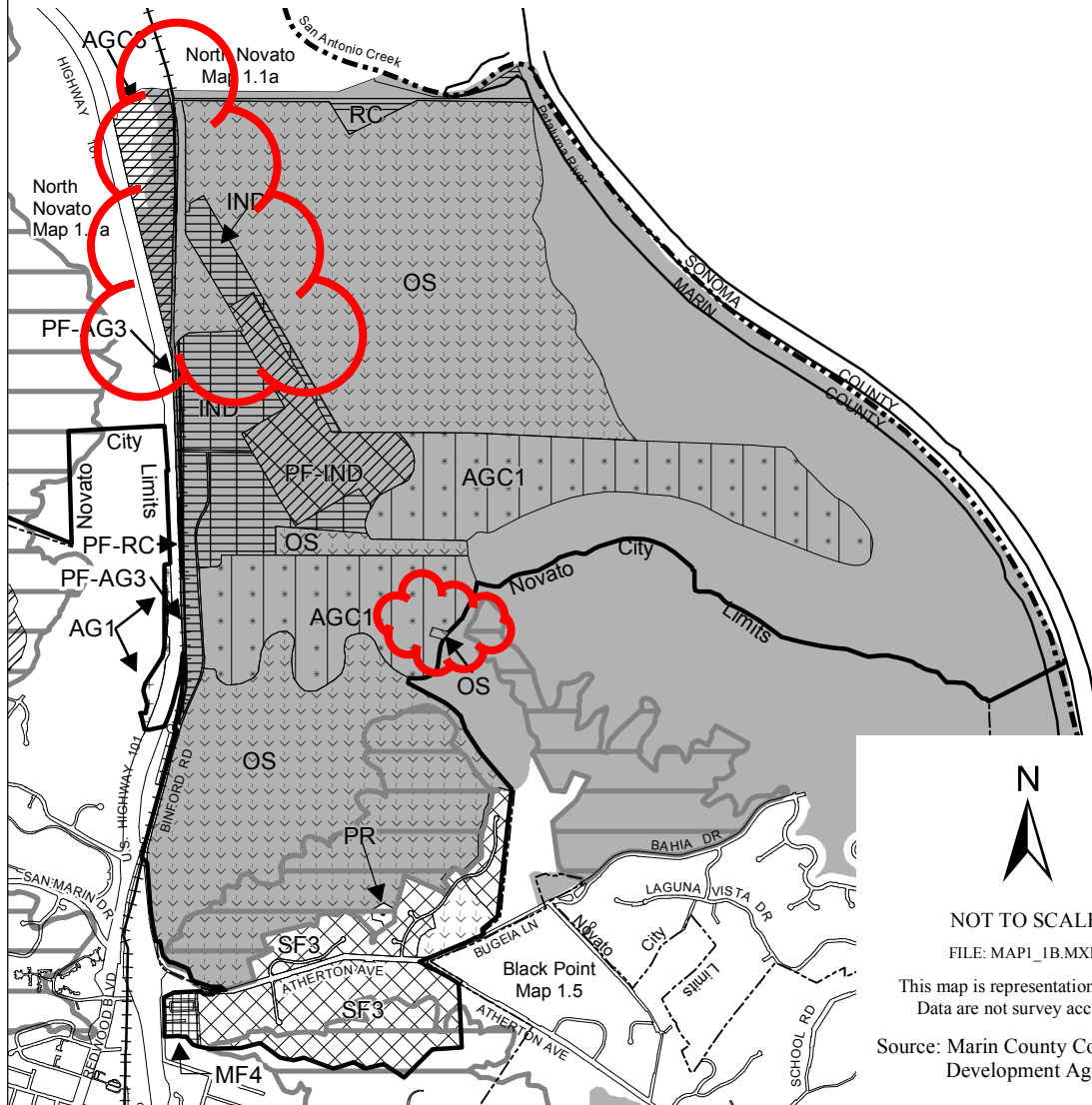
File: Flood 2-12\_amend.mxd







# MAP 1.1b Proposed North Novato Land Use Policy Map



## Legend

- Single Family
    - SF3 1 unit/1-5 acres
  - Multi Family
    - MF4 11-30 units/acre
  - Planned Residential
    - PR 1 unit/1-10 acres
  - Recreational Commercial
    - RC F.A.R. = 0.01 TO 0.03
  - Industrial
    - IND F.A.R. = 0.04 TO 0.35
  - Public Facility / Industrial
    - PF-IND F.A.R. = 0.04 TO 0.35
  - Public Facility / Recreational Commercial
    - PF-RC F.A.R. = 0.01 TO 0.30
  - Public Facility / Agricultural
    - PF-AG3 1 unit/1-9 acres
  - OS Open Space
  - Agricultural
    - AG1 1 unit/31-60 acres
  - Agriculture and Conservation
    - AGC3 1 unit/2-9 acres
    - AGC1 1 unit/31-60 acres
  - Mineral Resource Area
  - Ridge and Upland Greenbelt Areas  
(See Community Design Policy DES-4.1)
  - Baylands Corridor
  - County Boundary
  - Community Boundary
  - City/Town Limit
- F.A.R. = Floor Area Ratio



NOT TO SCALE  
FILE: MAP1\_1B.MXD

This map is representational only.  
Data are not survey accurate.

Source: Marin County Community  
Development Agency