

Marin County Board of Supervisors  
3501 Civic Center Drive, Room 329  
San Rafael, CA 94903

Dear Marin County Board of Supervisors,

Our general observation of the Draft Marin Countywide Plan (Draft CWP) is that the plan proposes many top down sweeping county-wide changes that are totally inappropriate for the specific needs of many individual communities. This is particularly true for changes that impact the Tamalpais Community Plan Area (Almonte, Tam Valley, Homestead, and Muir Woods Park). The proposed Countywide Plan encourages high density development and a population surge in these districts, which are incapable of coping with such intense growth. We urge you to reject the portions of the Marin County Wide Plan Update which encourage high density residential development in the Commercial and Commercial/ Mixed Use Land Use Categories.

We contend that, due to the unique characteristics of the region, encouraging residential development in the commercial areas of the Tamalpais Community Plan Area would cause undue harm to the environment and undue hardship to the residents. The basis of our argument is that: 1) The area's infrastructure and public services have already surpassed their capacity and can not tolerate additional strain; 2) Existing zoning and other factors already allow an unsustainable amount of growth; 3) The natural hazards (seismic activity, liquefaction, subsidence, flooding, and threat of sea level rise) of the area would increase the risk of bodily harm & structural damage and escalate construction costs; 4) The close proximity of the high density development to Bothin Marsh and Coyote Creek would place these valuable natural habitats in peril; 5) The traditional character of the area would be lost; and 6) The residents' quality of life would be significantly impaired.

We specifically recommend the following:

- 1) The portions of the proposed "Commercial/ Mixed Use Land Use Categories" which encourage residential development in commercial areas should be eliminated from the Draft Marin CWP. At least, the proposed provisions that encourage residential development in the Commercial/ Mixed Use Designations should not apply to the Tamalpais Community Plan Area.
- 2) Neighborhood Serving Retail, Services and Offices should be encouraged in the Tam Valley and Almonte commercial areas.
- 3) Development Standards should remain the same as those of the 1994 CWP.
- 4) The boundaries of the Baylands Corridor should be expanded to include all parcels on the East Side of Shoreline Blvd. and the regulations of the Baylands Corridor should be revised to apply to small commercial parcels.

Thank you for your kind consideration.

Best regards,

Cc: Marin County Planning Commission  
3501 Civic Center Drive, Room 308  
San Rafael, CA 94903

Cc: Charles McGlashan  
Marin County Supervisor, District 3  
3501 Civic Center Drive, Room 329  
San Rafael, CA 94903

Cc: Alex Hinds, Director  
Marin County Community Development Agency  
3501 Civic Center Drive, Room 308  
San Rafael, CA 94903