

**SUSTAINABLE TAMALMONTE
215 JULIA AVENUE
MILL VALLEY, CA 94941**

August 9, 2014

Marin County Planning Commission
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903

Dear Marin County Planning Commission,

Thank you so very much for your straw vote to remove two Tam Junction Sites from the 2015 to 2023 Marin County Housing Element Site Inventory.

As demonstrated previously, the Tam Junction Sites are located in areas laden with environmental constraints and hazards. Development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts. Moreover, implementation of the National Park Service's proposed GGNRA General Management Plan and Muir Woods Visitor Access Plan would potentially increase annual visitation to Muir Woods by up to ½ million more visitors and further clog congested Hwy 1. These factors make the sites unsuitable for housing. Furthermore, high-density housing at the Tam Junction Sites would be incongruous with the semi-rural character of the surrounding neighborhoods.

If the sites were to remain in the Housing Element's Inventory, then they would be targeted for housing. As currently written, the Housing Element states that sites that are listed in the Site Inventory are "zoned, available, and suitable for affordable housing". Moreover, per Program 1.a "Establish Minimum Densities on Housing Element Sites", if a Housing Element Site is developed, it must be developed with no fewer dwelling units than those shown in the Site Inventory Analysis (Appendix "F"). In addition, Leelee Thomas stated that the zoning of a site included in the Housing Element Inventory is locked in place for the term of the Housing Element.

Provided the Tam Junction Sites remain excluded from the Site Inventory when the 2015 to 2023 Housing Element is adopted, the sites would no longer be targeted for housing and our communities would then be able to pursue lowering the allowable density and build out in the hazardous Tam Junction area to a level that is appropriate, safe and sustainable.

Therefore, removing the Tam Junction Sites from the Housing Element's Site Inventory is a tremendous step in the right direction to protect public health and safety, preserve the environment, improve quality of life and maintain the neighborhood character in the Tam Valley and Almonte communities.

Thank you again for your sound judgment regarding this important matter.

With abundant gratitude,

/s/

Sharon Rushton

Chairperson

Sustainable TamAlmonte