

Appendix G
Land Use Goals and Policies

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G.1 MARIN COUNTYWIDE PLAN

At the time this Draft EIR was prepared, Marin County was in the process of updating the adopted 1994 Marin Countywide Plan. A Board of Supervisors hearing was scheduled for November 6, 2007, to consider certification of the Final EIR and adoption of a revised Countywide Plan. To ensure that the analysis reflects the most up-to-date planning information possible, Sections G.1.1 and G.1.2 present land use goals and policies from the adopted 1994 plan and the 2007 revision, respectively.

G.1.1 1994 Marin Countywide Plan

Community Development

~~Objective CD-7 — Growth Management~~

~~To manage growth so that transportation, water, and sewer facilities are adequate to serve projected housing and job development. The County shall work with the cities and service districts in order to maintain adequate transportation and community services and facilities, as identified in the Transportation Element and the Community Facilities Element.~~

~~Policies~~

- ~~• **CD-7.1 Defining Growth Management.** Growth management shall be defined as coordinating the provision, timing, and funding of public services and facilities with the growth projected in adopted city general plans and the Countywide Plan. Growth should be managed to accomplish Countywide Plan goals, objectives, and policies.~~
- ~~• **CD-7.3 Growth Management and Financial Responsibility.** New development should pay its fair share of the cost of public facilities, services and infrastructure, including but not limited to transportation, water, sewer, solid waste, flood control and drainage, schools, fire and police protection, and parks and recreation.~~

~~Implementing Programs~~

- ~~• **CD-7.2b Level of Service Standards.** The Countywide Planning Agency and each participating jurisdiction should establish traffic Level of Service standards for Highway 101 and other routes of regional significance.~~
- ~~• **CD-7.2c Coordination with Water and Sanitary Districts.** The County and the cities, through the Countywide Planning Agency, should report on a regular basis to the appropriate agencies on development activities and growth projections and should coordinate with water and sanitary districts in the provision of water and sanitary facilities. The districts should provide the Countywide Planning Agency with regular reports on facility development and capacity of existing facilities.~~

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- ~~CD-7.3a Performance Standards.~~ The County should adopt level of service and other performance standards, as appropriate and feasible, for public facilities, services, and infrastructure.

Environmental Quality

Objective EQ-3 — The Built Environment

To establish a method and approach for managing the built environment within the context of the natural environment and available resources of Marin County.

Policies

- ~~EQ-3.10 Coordination of Public Services.~~ Water supply, flood control, wastewater and solid waste disposal, soil conservation, open space preservation, and natural resource extraction shall be coordinated to create the greatest public benefit and the least degree of environmental damage.
- ~~EQ-3.11 Visual Qualities and Views.~~ Visual qualities and the view potential of the natural and built environment shall be considered in any project or operation review. Tree cutting and damage shall be avoided wherever possible.
- ~~EQ-3.12 Minimal Resource Use and Recycling.~~ Resource use shall be the minimum necessary. Recyclable and biodegradable materials shall be utilized, and used materials shall be recycled or reused whenever possible. Use of reclaimed water should occur whenever possible.
- ~~EQ-3.25 Scale of Development.~~ The development of residential structures should be in scale with environmental constraints such as steep slopes and the design character of the existing neighborhood.
- ~~EQ-3.28 Hillside Design Guidelines.~~ The Community Development Agency should develop hillside design guidelines to ensure that the height and mass of new structures is compatible with the environmental constraints of the site and the character of the surrounding neighborhood.

Implementing Programs

- ~~EQ-3.11b Minimize Visual Impacts of Public Facilities.~~ The County should require appropriate placement, setbacks, and landscaping of public facilities, such as sound walls, power lines, and water tanks, over which it has discretionary review, to reduce visual impacts and impacts on views of hillsides, ridgelines, open space, and the Bay. The County should encourage similar measures to reduce visual impacts for public projects over which it does not have jurisdiction.

Community Facilities

Objective CF-3—Efficient Provision of Services

To maximize the use of existing, available services before providing new or expanded services.

Policies

- ~~CF-3.4 Extension of Service.~~ Utilities and treatment facilities serving developed areas and areas designated as developable in the Countywide Plan or in local plans should be improved, if necessary, before service is extended to new areas.

Objective CF-5—Public Facilities

To plan for all types of public facilities (schools, transit, water, and sewer) in accordance with Countywide Plan policies and city policies.

Policies

- ~~CF-5.1 Levels of Service.~~ Public and private services should be designed to accommodate the level of development planned by the cities and the County.
- ~~CF-5.2 Cost of Facilities.~~ New development should pay the cost of the infrastructure it requires and the public services it receives.
- ~~CF-5.3 Minimize Cost.~~ Public facilities should be designed to minimize both short term and long term construction, operation, and maintenance costs.
- ~~CF-5.4 Wastewater Reuse.~~ Wastewater should be recycled for reclamation and reuse when feasible.
- ~~CF-5.8 Waste Management.~~ The County Community Development Agency and Office of Waste Management will continue to implement the *Marin County Source Reduction and Recycling Element* (1992).

Implementing Programs

- ~~CF-5.2a Fair Share.~~ Studies should determine the “fair share,” or cost of providing public services and facilities to new development.

Objective EH-2—Location and Rehabilitation of Public Structures

To protect public health and safety through safe location and rehabilitation of public structures.

Policies

- ~~EH-2.1 Location of Public Structures.~~ Structures necessary for the protection of public safety and/or the provision of emergency services should not be located in areas subject to inundation subsidence, slope failure, or ground failure in a seismic event. An exception to

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~~this policy may be granted if the only alternative location would be so distant as to jeopardize the safety of the community, given that adequate precautions are taken to protect the facility.~~

- ~~• **EH-2.2 Emergency Building Design.** Emergency buildings and vital utilities, communication systems, streets and other public facilities should be designed in a manner which allows them to remain operational during and after an earthquake, or any other disaster.~~

G.1.22007 Marin Countywide Plan

Community Development

Goal CD-5 Effective Growth Management

Manage growth so that transportation, water, sewer, wastewater facilities, fire protection, and other infrastructure components remain adequate.

Policies

- **CD-5.1 Assign Financial Responsibility for Growth.** Require new development to pay its fair share of the cost of public facilities, services and infrastructure, including but not limited to transportation, incremental water supply, sewer and wastewater treatment, solid waste, flood control and drainage, schools, fire and police protection, and parks and recreation. Allow for individual affordable housing projects to be exempted from the full cost of impact fees, subject to meeting specified criteria.
- **CD 5.2 Correlate Development and Infrastructure.** For health, safety and general welfare, new development should only occur when adequate infrastructure is available consistent with the following findings:
 - a) Project related traffic will not cause level of service established in the circulation element to be exceeded (see Program TR-1.e);
 - b) Any circulation improvements or programs needed to maintain the established level of service standard have been programmed and funding has been committed;
 - c) Environmental review of needed circulation improvement projects or programs has been completed;
 - d) The time frame for completion of the needed circulation improvements or programs will not cause the established level of service standard to be exceeded.
 - e) Wastewater, water (including for adequate fire flows) and other infrastructure improvements will be available to serve new development by the time the development is constructed.

Implementing Programs

- **CD-5.b Develop Highway 101 Corridor Specific Plans.** Work with the proposed City-County Planning Committee and the cities and towns of Marin to formulate Specific or Master Plans along the 101 Corridor that identify and plan for appropriate sites for higher intensity, transit-oriented development, including mixed-use projects.

- **CD-5.d Coordinate with Water and Sanitary Districts.** Work with cities through the City-County Planning Committee to communicate regularly with water and wastewater service providers regarding development activities, growth projections and capacity issues.
- **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.
- **CD-5.h Require Development to Meet Performance Standards.** Amend the Development Code to include level of service and other performance standards for public facilities, services, and infrastructure, and require development proposals to provide fiscal impact analyses that estimate resulting costs and/or benefits to local government and propose methods to finance any new or expanded facilities needed.

Design

Goal DES-4 Protection of Scenic Resources

Minimize visual impacts of development, and preserve vistas of important natural features.

Policies

- **DES-4.1 Preserve Visual Quality.** Protect scenic quality and views of the natural environment – including ridgelines and upland greenbelts, hillsides, water and trees – from adverse impacts related to development.

Implementing Programs

- **DES-4.b Minimize Visual Impacts of Public Facilities.** Amend applicable codes and procedures to require appropriate placement, design, setbacks, and native landscaping of public facilities (including soundwalls, medians, retaining walls, power lines, and water tanks) to reduce visual impacts, and encourage local agencies to adopt similar standards.
- **DES-4.c Regulate Mass and Scale.** Ensure that the mass and scale of new structures respects environmental site constraints and character of the surrounding neighborhood (see program DES-3.b), are compatible with ridge protection policies (see program DES-4.e), and avoid tree-cutting (especially on wooded hillsides) and grading wherever possible.

Public Facilities and Services

Goal PFS-1 Adequate Public Facilities and Services

Provide basic public facilities to accommodate the level of development planned by cities and towns and the County.

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PFS-1.2 Plan Effectively to Minimize Costs. Plan public facilities in cooperation with service providers to minimize short- and long-term construction, operation, and maintenance costs.

Implementing Programs

- **PFS-1.a Require Fair-Share Contributions.** Obtain studies from service providers that determine the cost of providing public services and facilities to new development, and encourage special districts, schools and cities to adopt development impact fees and require new development to pay those costs, including by providing needed facilities. Affordable housing developments that meet specified criteria may warrant full or partial fee reductions.
- **PFS-1.b Plan for Service Expansion.** Work with LAFCO, cities and towns, and special districts to ensure that necessary public facilities and adequate water supply are in place prior to occupancy of new development and funded at levels that reflect their true short- and long-term costs.

Goal PFS-2 Sustainable Water Resources

Assure a reliable, sustainable water supply for existing and future development while protecting the natural environment.

Policies

- **PFS-2.1 Conserve Water and Utilize Sustainable Sources.** Promote conservation to increase the responsible use and reliability of water supplies. Reduce the waste of potable water through efficient technologies, design and management practices, and better matching the source and quality of water to the user's needs.
- **PFS-2.2 Mitigate Increased Water Demand in New Development.** Work with local water agencies to mitigate increases in water demand due to new development by supporting water efficiency programs that decrease demand by a similar amount.
- **PFS-2.3 Manage Water Resources Sustainably.** Manage water resources, to assure equitable amounts of clean water for all users, to support wildlife habitat, and to preserve natural resources within the sustainable limits of water supplies.

Implementing Programs

- **PFS-2.a Support and Integrate Water Conservation Efforts.** Support the efforts of the water districts to reduce waste and increase reuse through integrated planning of programs and complementary land use and building regulations. Assess and remove barriers to integrated water resource planning.
- **PFS-2.b Minimize the Demand for Water in New Development.** Encourage everyone, such as service providers and service districts, to incorporate water, wastewater, and stormwater infrastructures on a least cost basis, factoring in relevant environmental, economic and social costs. Consider water-based services that reduce demand and draw on

alternative supplies to be equivalent to new supplies. Water-based services include the application of state-of-the-art technology and practices; matching water quality to its end use; and financing local wastewater reuse in the same manner that centralized water supply options are financed.

- **PFS-2.f Initiate a Water Conservation Program.** Develop model water demand management programs using best practices including the following:
 - 1) Requiring Water Conservation on New Constructions
 - 2) Requiring Water Conservation Fixtures
 - 3) Encouraging Business Rebates
 - 4) Encouraging Plumbing Maintenance Programs
- **PFS-2.g Promote Xeriscaping.** Amend the Development Code to require site appropriate, drought-tolerant low water use, native landscaping and ultra-efficient irrigation systems where appropriate for all development applications and re-landscaping projects. For parcels adjacent to publicly managed open space, appropriate landscaping will also be non-invasive and have low flammability, and be prepared in strict conformance with the County’s list of appropriate plants. Limit the amount of water intensive landscaping, particularly lawn area allowed, in order to reduce the amount of water needed for irrigation.
- **PFS-2.i Promote Water Saving Irrigation.** Encourage use of irrigation technologies such as evapotranspiration systems – where real time weather data is transmitted to installed controllers to automate water needs – that save water, promote greater plant health, and reduce runoff. Encourage water agencies to conduct irrigation training workshops for homeowners and professionals.
- **PFS-2.j Upgrade West Marin Systems.** Encourage service providers to upgrade the water delivery systems in west Marin to reduce the incidence of saltwater intrusion and leakage.
- **PFS-2.p Investigate and Consider Appropriate Small Scale Wastewater Reduction, Treatment Use Technologies.** Work with water agencies to resolve conflicting regulations regarding pre-treated septic drip dispersal systems and appropriate graywater use, to evaluate the potential of small-scale portable graywater converter systems as possible sources for landscaping water, and to modify regulations as necessary to encourage graywater use (such as dual systems that employ graywater to support landscaping). Evaluate the potential to use waterless urinals, NSF-approved composting toilets, and other appropriate water saving technologies.

Goal PFS-3 Reduction, Safe Processing, and Re-Use of Wastewater

Continue to enhance the Alternative Onsite Wastewater Monitoring Program. This program ensures the proper operation of alternative and innovative wastewater system designs. Continue to work with manufacturers, designers, installers, end users, and the Regional Water Quality Control Board to evaluate the effectiveness and capabilities of these alternatives to traditional septic system designs. Work with stakeholders to periodically update design guidelines and regulations in the light of evolving best practices.

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- **PFS-3.1 Reduce Toxics in Wastewater.** Minimize the potential for pollution to water and other resources from sewage treatment.
- **PFS-3.2 Promote Alternative Wastewater Systems.** Enhance water quality through use of alternative wastewater treatment methods.

Implementing Programs

- **PFS-3.a Reduce Wastewater Volume.** Work with sanitary districts and Environmental Health to assess alternative point-source wastewater technologies including State-approved graywater systems, NSF-approved waterless urinals and composting toilets, pervious surfaces for roads, driveways and parking lots, and subsurface drip dispersal. Provide public information and update Codes to promote safe, appropriate technologies. Urge water districts to consider volumetric billing, tiered water rate structure, and partner with waste disposal providers to reduce the volume of wastewater that must be treated.
- **PFS-3.b Promote Water Conservation.** Encourage sanitary districts to support and participate in water conservation programs.
- **PFS-3.d. Enforce Regulations.** Continue to update and enforce regulations for septic systems and groundwater wells that ensure safe drinking water will continue to be available.
- **PFS-3.e Explore Wastewater Disposal Alternatives.** Work with sanitary districts and Environmental Health to provide public information and oversee well-monitored demonstration projects on composting toilets and other experimental methods for wastewater disposal.

Goal PS-3 Effective Emergency and Disaster Preparedness

Provide proper emergency and disaster preparedness services through effective and coordinated emergency management plans and procedures.

Policies

- **PS-3.1 Plan Thoroughly for Emergencies.** Ensure that the County, its citizens, businesses and services are prepared for effective response and recovery in the event of emergencies or disasters.

Implementing Programs

- **PS-3.g Locate Emergency Services Facilities Appropriately.** Locate and design emergency buildings and vital utilities, communication systems, and other public facilities so that they can remain operational during and after an earthquake or other disaster. Encourage that these structures and facilities are designed to be earthquake proof to ensure continuous operation even during extreme seismic ground shaking.

- **PS-3. I Site Public Structures Safely.** Locate facilities necessary for the protection of public safety and/or the provision of public services away from areas subject to inundation, subsidence, slope failure, or ground failure in a seismic event, as feasible, and prohibit placement of critical public facilities such as schools, hospitals, streets, communications systems, utility and public safety structures, and reservoirs in designated fault zones.

G.1 CITY OF SAN RAFAEL GENERAL PLAN

Land Use Element

Goal 1 Growth to Enhance Quality of Life

Policies

- **LU-9. Intensity of Nonresidential Development.** Commercial and industrial areas have been assigned floor area ratios (FARs) to identify appropriate intensities. Maximum allowable FARs are not guaranteed, particularly in environmentally sensitive areas. Intensity of commercial and industrial development on any site shall respond to the following factors: site resources and constraints, traffic and access, potentially hazardous conditions, adequacy of infrastructure, and City design policies.
 - a. Where the existing building is larger than the FAR limit and no intensification or change of use is proposed, the property may be redeveloped at the same size as the existing building if parking and design requirements in effect at the time of the new application can be met.
 - b. FAR transfers between or among sites shall not be permitted except where the City Council finds the following:
 1. The development of the beneficiary parcel is consistent with the General Plan 2020, except that FARs or maximum densities may be exceeded, and
 2. The proposed development will comply with all applicable zoning and design parameters and criteria as well as traffic requirements; and one or both of the following:
 - i) Unique or special circumstances are found to exist (e.g., preservation of wetlands or historic buildings) that would cause significant environmental impacts if the transfer is not allowed, and/or
 - ii) A significant public benefit will be provided, such as securing a new public facility site (e.g. park, school, library, fire station, police station).
 - c. Through Planned Development rezoning, consider allowing a higher floor area ratio at the shopping center sites located at the crossroads of Andersen Drive, Highway 101, and Francisco Blvd. West where it would facilitate redevelopment with improved parking, access, landscaping and building design.

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- **LU-9a. Nonresidential Zoning.** Implement nonresidential levels of development and FAR transfer policies through allowed floor area ratios in zoning districts.
- **LU-10. Planned Development Zoning.** Require Planned Development zoning for development on a lot larger than five acres in size, except for the construction of a single-family residence.
- **LU-10a. Planned Development Zoning.** Continue to maintain a Planned Development zoning district.
- **LU-12. Building Heights.** Citywide height limits in San Rafael are in place. For Downtown Height Limits:
 - a. Height of buildings existing or approved as of January 1, 1987 shall be considered conforming to zoning standards.
 - b. Height limits may be exceeded through granting of a zoning exception or variance, or through a height bonus as described below.
- **LU-13. Height Bonuses.** Height bonuses may be granted with a use permit, provided the building's design meets the Community Design policies and design guidelines. No more than one height bonus may be granted for a project.
- **LU-23. Land Use Map and Categories.** Maintain a Land Use Map that illustrates the distribution and location of land uses as envisioned by General Plan policies. Land use categories are generalized groupings of land uses and titles that define a predominant land use type. All proposed projects must meet density and FAR standards for that type of use, and other applicable development standards. Some listed uses are conditional uses in the zoning ordinance and may be allowed only in limited areas or under limited circumstances.

Designated FARs for different areas of the City are described as follows:

- a. **Hillside Areas.** Undeveloped commercial or industrial designated properties shall be limited to the following development intensities based on slope:
 1. Portions with less than 5% slope: 100% of FAR as applicable under sections b-g below.
 2. Portions with slope of 5-15% slope: 50-75% of applicable FAR under sections b-g below.
 3. Portions with slope greater than 15%: 0.01 FAR.
 4. Clustering of development is encouraged and may be required to avoid sensitive areas.

Neighborhoods Element

Goal 5 Distinctive Neighborhoods

It is the goal for San Rafael to have neighborhoods of integrity and distinctive hometown character.

Policies

- **NH-11. Needed Neighborhood Serving Uses.** Give priority to "needed neighborhood serving uses". Examples of needed neighborhood serving uses are: supermarkets; craft stores, cafes; restaurants; drug stores; neighborhood shopping centers which include uses such as dry cleaners, delis and markets, video stores, etc.; health and medical facilities and services; as well as improved public uses and services such as parks, schools, child care, and police services. Other similar uses that serve primarily neighborhood residents and employees and receive broad neighborhood support may also qualify.

Goal 6 A Vibrant Downtown

It is the goal for San Rafael to have a vibrant, active, and attractive Downtown.

Policies

- **NH-60. Marin Rod & Gun Club.** Should the club discontinue use of the site for recreational activities, allow high density residential or hotel use and provide for public access.
- **NH-60a. Development Review Process.** As part of a development application, consider land use changes to the Marin Rod and Gun Club to allow for redevelopment.
- **NH-69. San Quentin Ridge.** Preserve San Quentin Ridge as open space through the development process due to its visual significance, importance as a community separator, slope stability problems and wildlife/endangered species habitat value. The exact delineation of "conservation" and "development" portions of the site on the land use map is schematic, with development to be limited to the lower, less steep portion of the site. Provide a public access trail.
- **NH-99. Environmental Resources.** Protect and conserve the following significant environmental resources in the Canal:
 - Wetlands/Baylands including the San Rafael Canal.
 - Threatened and endangered species and their habitats. Such habitats include but are not limited to East San Rafael ponds, marshlands and baylands, and (potentially) San Quentin Ridge.
 - The Bay shoreline.
 - San Quentin Ridge/hillside.
 - Archaeological resources on upland sites.
- **NH-70. Access to Open Space.** Provide public access to open space areas when projects are approved, including access to and along the shoreline, portions of the Canalfront, and San Quentin Ridge.
- Minimize public access conflicts with sensitive habitat areas and with nearby development, including parking conflicts.

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- **NH-123. Commercial areas.** Retain existing mixed-use land categories and zoning districts in the commercial areas. Consistent with these districts, encourage active ground floor and retail uses on Fourth Street.
- **NH-124. Improved Recreation.** Create and improve neighborhood recreational opportunities and facilities.
- **NH-124a. Neighborhood Park.** Provide a neighborhood park with appropriate play structures and activities for young children. Potential park site locations include the School District’s corporation yard and the San Rafael High School site, possibly at the south end of the football field along Third Street or by the tennis courts along Mission Avenue. Consistent with City recreation policies, should San Rafael High School ever be closed or sold, attempt to secure the continued public use of existing high school recreation facilities, and provide neighborhood park facilities.
- **NH-125. Design Blend.** Continue to provide a blend of architecture styles in the Montecito/Happy Valley Neighborhood compatible with and retaining the character of attractive older buildings. Newer buildings should be well designed, blend well with the existing homes and provide a “pedestrian friendly” street front.

Community Design Element

Goal 7 A Beautiful City

It is the goal of the City of San Rafael to have its best natural and built features preserved and strengthened to enhance the attractiveness and livability of the City.

Policies

- **CD-6. Hillside and Bay.** Protect the visual identity of the hillsides and Bay by controlling development within hillside areas, providing setbacks from the Bay, and providing public access along the Bay edge.
- **CD-6a. Hillside Design Guidelines.** Continue to implement hillside design guidelines through the design review process. Update the guidelines as needed.
- **CD-6b. Wetland Setbacks.** Continue to implement the wetland setbacks addressed in Policy CON-4 and in the zoning ordinance.
- **CD-6d. Public Access Opportunities.** Continue to evaluate public access opportunities through the development review process.
- **CD-10. Nonresidential Design Guidelines.** Recognize, preserve and enhance the design elements that contribute to the economic vitality of commercial areas. Develop design guidelines to ensure that new nonresidential development fits within and improves the neighborhood and community.
- **CD-10a. Visual Compatibility.** Ensure that new structures are visually compatible with the neighborhood and encourage neighborhood gathering places. Guidelines may address

screening of service functions, materials and detailing, screening of roof equipment, lighting, landscaping, outdoor café seating and pedestrian amenities.

- **CD-10b. Compatibility of Patterns.** Adopt design guidelines to ensure compatibility of nonresidential building patterns. Guidelines may address setback patterns, parking and driveway patterns, building scale, height and building setbacks, transition between commercial and residential districts, signage and landscaping.
- **CD-10c. Successful Design Portfolio.** Establish a portfolio of desirable projects illustrating successful design.
- **CD-12. Industrial Areas.** Recognize the economic importance of industrial areas to the community. Require building and landscape improvements to create a visually comfortable and welcome appearance of the streetscape along roadways in industrial areas adjacent to residential neighborhoods.
- **CD-12a. Landscaping.** Adopt design guidelines to address and modify zoning code landscape requirements to ensure compatibility with adjacent residential neighborhoods.

G.2 CITY OF LARKSPUR GENERAL PLAN

Goal 17 Retain all or a portion of the San Quentin Prison site for park or other public use if prison use is discontinued.

San Quentin Prison would be a prime location for a park, either in its entirety or along its Bay frontage. However, there is little reason to expect that the prison will close. In 1989, the prison underwent a \$28 million renovation to convert it from a maximum to a medium security facility. As of 1990, the State of California was considering expanding the prison by 2,900 beds by 1993. While it is wise for Larkspur to state its goals for future use of the site, it is not timely to do more detailed planning.

Policies

Policy v: Work with the State, the County, and the City of San Rafael to prepare for eventual reuse of the San Quentin Prison property; continue to monitor prospects for future growth and change.

Policy w: Preserve the Bay frontage adjacent to Larkspur for public parks and open space, and the ridgeline as open space.

Goal 18 Cooperate with other jurisdictions in solving regional problems, in protecting environmental resources, and in providing public services.

Policies

Policy x: Continue to participate with other communities in regional and countywide planning studies.

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Policy y: Work with other communities to develop common policies for protection and enhancement of natural resources such as Corte Madera Creek.

Implementing Program

Work with the communities of Fairfax, San Anselmo, Ross, and Kentfield on a set of common policies for Corte Madera Creek.

G.3 TOWN OF CORTE MADERA GENERAL PLAN

Goal 1

Protect residential neighborhoods and other sensitive uses from adverse effects of traffic, noise, air pollution and other impacts that may occur from area development.

Goal 2

Ensure the provision of necessary services extends to all portions of the Town.

Policies

- a) Zoning Ordinance should be consistent with and reflect goals and policies of the General Plan.
- b) Where development creates adverse impacts to air, traffic or infrastructure, developer shall be required to modify proposal and provide necessary infrastructure.

Goal 3

Review significant land use proposals for their effect on Town financial resources and potential impacts to public services.

Goal 4

Require that all new significant land use developments provide necessary infrastructure/capital improvements commensurate with development impacts on Town and regional services.

Policy

- a) Maintain quality of public services by requiring new development to cover share of public costs (addressed by impact fees).

G.4 TOWN OF TIBURON GENERAL PLAN

Land Use Element

Goals

LU-E: To propose future land uses within environmental constraints and consistent with Prime Open Space preservation and other General Plan policies, and the ability of the land and related infrastructure, streets, utilities, public services and other facilities to support such land uses.

LU-F: To preserve and protect Tiburon's views, scenic environment natural beauty, and open space.

LU-J: To address regional issues, such as transportation, schools, and water, through development review and in coordination with neighboring cities, the county, and other governmental entities.

Policies

LU-9: The Town shall coordinate with urban service providers such as Marin Municipal Water District and the sanitary districts to ensure that they have the capacity to serve new development.

LU-11: Property owners cherish their views. Development, new construction, and associated landscaping shall be so situated or kept low to interfere minimally with existing primary views.

LU-16: Outside lighting shall be allowed for safety purposes. The Town shall limit excessive light spillover and glare resulting from site lighting.

G.5 CITY OF MILL VALLEY GENERAL PLAN

Land Use: Public Services and Facilities

Intent

It is the City's intent to work with other public agencies to provide public services to City residents and planning for the ultimate provision of services to residents of the Mill Valley Urban Service Area.

Policy PS-2: The City shall coordinate with the Marin Municipal Water District and the other cities within the District to assure that an adequate supply of high quality water is available for local residents.

Program PS-2-1: The City shall meet on a periodic basis with the MMWD and surrounding communities, and be involved in discussions of and planning for future water supply and water quality.

Time Frame: On-going throughout the life of the Plan.

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Program PS-2-2: The City shall continue to require the use of water conserving techniques, as required by applicable codes, in all new buildings and landscaping.

Time Frame: As development applications are submitted during the life of the Plan.