

NOVEMBER 2010 - PROJECT DESCRIPTION

Rocking “H -2” - Master Plan Concept

1.1 Site History

Rocking “H-2” Ranch is located approximately 3.1 miles west and on the south side of Lucas Valley Road. The Assessor Parcel # is 164-320-16 and the property owner is Luiz Ranch, Inc. The property has been owned by the current title holder approximately 10 years. The property includes about 600 acres and is a portion of the Rancho San Pedro Santa Margarita Y Las Gallinas within Township 2 North, Range 7 West, Mount Diablo Base and Meridian, County of Marin, State of California and can be found on USGS 7.5-minute quad series, Novato California. The property is upslope from the south side of Lucas Valley Drive frontage and ranges from 200 to 1,595 foot elevation

Historically the property has been used for livestock grazing. Two ranch dwelling units (single family detached homes) and barns are located on the property directly opposite of the entry to the Westgate Subdivision and Bridge Gate Drive, on the north side of Lucas Valley Road. These existing home on-sites are currently occupied by the previous owners and ranchers of the property. Other accessory structures including watering basins, ranch roads and drainage improvements and a weather station are located on the property.

1.2 Open Space and Agricultural Conservation Easement

In December 2009 Luiz Ranch, Inc. owners of the property made an agricultural conservation easement donation to the Marin County Open Space District (Luiz Ranch Agricultural Conservation Easement). The easement conveyance includes approximately 330 acres of the ridge and upland greenbelt portions of the property including watershed, oak woodland forest and grasslands generally above the 600 and 800 foot topographic contours. To accomplish the purpose of the easement, preservation and protection of the agricultural values, the donation precludes any further residential development of this portion of the property. However, the Grantor may use the Property for the production of food and fiber by preserving and protecting in perpetuity its agricultural values, character, use and utility, including its agricultural productivity. For example under the easement Grantor may use, develop, construct, including, but not limited to, farm worker housing, buildings to support agriculture and structures and uses that can help to subsidize the continued agricultural purpose including geothermal, solar, wind, methane gas, electric, telecommunications, gas, sewer or communication lines.

2.1 MASTER PLAN CONCEPT

The Marin Countywide Plan (CWP) shows the subject property land use on Map 2.1 “Lucas Valley Environs Land Use Policy Map” as PR (Planned Residential) 1 unit/1-10 acres. Additionally the property has an overlay designation “Ridge and Upland Greenbelt Area” and in accordance with CWP Policy DES-4.1. DES policy encourages protection of scenic resources, and visual qualities of the natural environment. Accordingly, the first step in the Master Plan concept development was to define the agricultural and visual qualities of the property and established a conservation easement over the area suitable for continued agricultural use and visually prominent portions of the site. The easement precludes any further residential development on about 330 acres of the 600 acre site at contours 600-800 feet and above elevations. The second step in the Master Plan Concept process has been to focus study on the natural resource base underlying the remaining approximately 270 acres of the property.

2.2 WIND ENERGY CONVERSION SYSTEMS PROPOSAL

As noted above the easement donation over 330 acres of the subject property includes the right to continued to use the land for various purposes consistent with the agricultural easement including development of alternative energy sources. Accordingly, the RH-2 Master Plan Concept includes a proposal to locate up to 5 commercial grade wind energy turbines on the conservation easement lands. The purpose of the wind energy turbine development is to provide an alternative green electrical energy supply to a planned residential subdivision proposed on the remaining 270 acres. Additionally, very preliminary studies show that the addition of 5 commercial grade wind turbines at key locations on the easement portion of the property could have the capacity to provide alternative electric energy supply to the surrounding residential development and/or to become a local source of energy to off-set the local power needs of the Marin Clean Energy agency.

The wind turbines being considered would be spread out over the upper reaches of the property, be free standing and measure about 200 feet in total height. The conceptual locations shown on the Master Plan are located generally where suitable for maximizing efficiency and harvesting wind thereby minimizing the number of conversion systems needed to optimize and sustain a balance between energy needs and visual impact.

2.3 BASELINE STUDY – 270 ACRE RESIDENTIAL DEVELOPMENT

The Master Plan proposes the development of 270 acres of the lower reaches of the 600 acre parcel with a cluster of single family detached and multiple attached homes. No residential development is planned for the 330 acre agricultural easement area. Extensive study of the 270 acre residential development area including watershed analysis, and biological assessments has been performed by LSA, Associates. The preliminary findings of these studies have been used to define water courses subject to CWP Stream Conservation Area (SCA) springs

and wetlands. Additionally significant topographic mapping and mapping of existing site features such as Lucas Valley Road frontage, ranch road entry and on-site location, graded benches and drainage improvements has been completed.

The findings and results of the baseline studies and review of the CWP plan policies governing the use of the property have been balanced to develop a Master Plan Concept plan.

2.4 PROJECT SETTING, NEIGHBORHOOD & CWP CONSISTENCY

Between Highway 101 and the subject property are several residential subdivisions. The closest one is known as Westgate, which is a 34 lot subdivision that is located to the north of the subject property, across Lucas Valley Road. The homes in this subdivision were built between 1993 and 1997, range in size from 3,122 to 5,227 square feet and have lot sizes ranging from 0.29 to 1.69 acres. These homes and others further east have been constructed on lots at lower elevations ranging from topographic contour lines of 200 to 600 foot with a few exceptions. The upper reaches or ridge and upland greenbelt areas (above topographic contour 600 ft elevation) are preserved and protected by Marin County Open Space District. To the east of the property and on the south side of Lucas Valley Road are a few lower density estate sized lots and larger homes at higher elevations.

The RH-2 Master Plan concept respects and patterns proposed new single family residential development consistent with that established land use pattern of the immediate neighborhood to the north, east and west. The plan includes a conservation easement and very low density on the western boundary. The majority of the new single family detached homes would cluster in the central and lower elevations of the property across from the existing subdivision on the south side of Lucas Valley Road. Consistent with the property CWP land use designation and the current RMP -0.1 Zoning (Residential Multiple Planned District-1 unit per 10 acres maximum density) the remaining 270 acres could potentially yield up to 27 homes. The physical characteristics of the area provide excellent access via Lucas Valley Road to Highway 101, public transit is available. Although the property needs to be annexed to sewer and water districts the public pipeline systems are located in Lucas Valley Road and service capacities have generally been confirmed to exist.

Several Environmental Quality, Community Development, Housing Element CWP polices apply to the development of the subject property and several zoning regulations also govern the site development. The baseline Master Plan Concept has taken these policies and regulations into consideration. For example all of the proposed housing development would be located off the ridge tops and generally outside of the upland greenbelt area and below topographic contour of 600 ft elevation. The majority of the new homes would be located below the 400 ft contour line and clustered in the lower reaches of Lucas Valley.

New development would be located outside of the SCA. Historic development exists in the SCA and redevelopment of this site is proposed. Use of existing ranch road access points and graded road beds are planned to minimize tree removal and grading. Additionally, the plan includes a proposal for attached multiple residential units to accommodate the development of inclusionary housing on-site. Additionally in accordance with Development Code 22.24.030 a 25% density bonus is being considered to provide much needed affordable housing over and above the number required.

2.5 PROJECT DETAILS

The Rocking H-2 Master Plan concept includes the development of roads, drainage, utilities, lots and building envelopes to accommodate a 34 unit residential subdivision. The formal application is intended to include a precise development plan for subdivision improvements and a tentative map only.

The Master Plan concept includes 27 detached single family lots (Lots 8-34 on the Attached Plan). The lots would be approximately 1 acre in size with the exception of lots 31-34 which would be larger estate type lots with 2-3 acres each. Building envelopes would be comparable in location on contour to those on the south side of Lucas Valley Road. House size, height, bulk and mass for the 1 acre lots 7-30 would be consistent with those homes existing in the Westgate Subdivision and would range from 3,100 to 4,900 square feet. The building heights would be in the range of one and ½ story to full two story and up to 30 foot heights at roof ridge peaks. Precise house designs will not be proposed but design guidelines and performance standards for homes on each of the lots will be provided in a formal application. The larger lots 31-34 may have slightly larger homes consistent with the larger estate homes built on the south side of Lucas Valley Road and west of the project site.

Additionally the plan includes up to 7 units (Lots 1-7 on Attached Plan) of housing affordable to families with moderate, low and very low income. These units would generally be clustered in an area where ranch housing and barns exist along the Lucas Valley Road frontage. The concept is that these housing units would be 2 or 3 bedroom family homes, attached in a series of multiple units with a cluster of 2-4 units each. The unit sizes would be in the range of 1,500 to 1,800 sq ft. The cluster location would encourage walking to public transit stops along Lucas Valley road and/or direct connection to established bike and pedestrian ways that lead to shopping and public facilities including schools and churches.

Primary access to the subdivision would be by subdivision roads connecting through 4 key points along Lucas Valley Road where historic ranch roads and/or driveways connect. The primary ingress and egress (Road A shown on the plan) would be directly across from the entry to Westgate Subdivision at Bridge Gate Drive. The plan is to meet the County Title 24 Development standards for roads and driveways, sidewalk, parking, fire turnarounds etc.

Access to lots 29, 30, 31, 16 and 32 and lots 33 & 34 would be provided in accordance with county driveway standards thereby minimizing grading and tree removal. All utilities would be underground, and located in roadways were feasible

Parcel A – shown on the concept plan map is intended to be a residual parcel of land that provides for continued use and/or redevelopment of the existing barn. This parcel and the building would be used for storage of equipment and as a based location for agricultural property management.