



## PROPERTY INFORMATION

### U.S. Coast Guard Property

<b>Address:</b>	100 to 206 Commodore Webster Drive, Point Reyes Station, CA
<b>Assessor's Parcel Numbers:</b>	119-240-73; 119-236-10 (access parcel; main site entrance encumbered by the Commodore Webster Drive right-of-way)
<b>Lot Size:</b>	985,327 sq ft (22.6 ac); 25,000 sq ft (0.57 ac)
<b>Countywide Plan Designation:</b>	Coastal, Open Space (C-OS); Coastal, Rural/Residential (C-SF4)
<b>Zoning District:</b>	Coastal, Open Area (C-OA); Coastal, Residential, Agricultural (C-RA-B3; 20,000 square foot minimum lot area)

### Site Description

The subject site is owned by the U.S. Coast Guard and located on the edge of the coastal zone community of Point Reyes Station in Marin County. The eastern side of the site is defined by Lagunitas Creek and bordered by open space that is part of the Golden Gate National Recreation Area (managed by the U.S. National Park Service). The western edge of the site is adjacent to several properties with a mix of zoning for agriculture, residential and small commercial uses. The entrance to the site is adjacent to the main "downtown" area of Point Reyes Station, providing close proximity to amenities, services, transportation, schools and more. The site is currently developed with 36 units of two-story multi-family housing for Coast Guard personnel and their families, as well as a playground, administration building, dining area, kitchen, tennis courts, vehicle and equipment storage, and parking areas. It also offers abundant open space and trails leading to Lagunitas Creek. The only residential uses allowed by the existing C-OA (Coastal, Open Area) zoning are those "necessary residential accommodations for teachers or custodial staff" or "residences clearly accessory to the primary use of property for agricultural purposes." As a federal agency, the Coast Guard is exempt from state and County zoning requirements, but once the property is sold, the existing use will no longer be allowed.

### Infrastructure

The site has developed roads and existing access to water and electrical service, however there is no septic system on site. Domestic water service at this site is provided by the North Marin Water District. Wastewater and sewage are collected in holding tanks which are pumped out and regularly hauled to the Coast Guard facility in Two Rock for treatment. There is no public sewer disposal service in Point Reyes Station. As a federal agency, the Coast Guard is exempt from state and County zoning requirements to provide an on-site sewage disposal system. Should federal ownership of the site cease, reuse or development of the property will be required to meet the County's requirements for an on-site sewage disposal system. The County does not yet have definitive information about potential areas for an on-site sewage disposal system on this property.

## **Environmental Constraints**

The Coast Guard site is constrained by Lagunitas Creek and accompanying Stream Conservation Areas (SCA) and Wetland Conservation Areas (WCA). The California Coastal Commission (CCC) has retained original permit jurisdiction for areas within 100 feet of Lagunitas Creek. This means that a Coastal Development Permit directly from the CCC is required for any proposed development within 100 feet of the Creek. The California Natural Diversity Data Base (CNDDDB) maintained by the California Department of Fish and Wildlife identifies a number of sensitive plant and animal species that may be present at the site, including the tidewater goby, Coho salmon, and marsh microseris. Redevelopment of the site would require preparation of an Environmental Impact Report (EIR) consistent with the California Environmental Quality Act (CEQA).

## **Local Coastal Program and Allowed Uses**

The Local Coastal Program (LCP) is the primary planning document that governs land development in the Marin County Coastal Zone, as established by the 1976 California Coastal Act. The community of Point Reyes Station is entirely within the Coastal Zone and therefore any development in the area is subject to the LCP land use policies, development code provisions and zoning. The Coast Guard site is currently zoned as Coastal, Open Area (C-OA) district, with the consistent land use designation of Coastal, Open Space (C-OS). The primary purpose of this zoning and land use designation is to provide open space and public recreation uses. Other limited recreation and public serving uses may be allowed subject to conditions necessary “to assure the prevention of hazards to life and property, to preserve and promote agriculture enterprise, to preserve scenic beauty, to preserve historic interest, to maintain such land in a permanent open state.”

The only residential uses currently allowed are those “necessary residential accommodations for teachers or custodial staff” or “residences clearly accessory to the primary use of property for agricultural purposes.” The County is currently in the process of proposing a comprehensive amendment to the LCP, which if certified by the CCC, would add affordable housing as a conditional use allowed in the C-OA district. This would be compatible with the adjoining Point Reyes Family Homes development, which is an affordable housing development and is the only residential use adjacent to the Coast Guard site. An affordable housing development at the Coast Guard site would also offer the opportunity to re-use the existing buildings and infrastructure on the property without disturbing additional land. Any other residential uses proposed for the Coast Guard site would require a rezoning of the property and an additional amendment to the LCP, both of which would have to be reviewed and certified by the CCC.

## **Rezoning Process**

Rezoning a large site in the Coastal Zone is a lengthy and expensive process with no guarantee for approval at the end. The CCC traditionally prioritizes environmental protection, open space, agriculture, and visitor-serving uses in the Coastal Zone, consistent with the intent of the Coastal Act. A residential use that would convert existing open space to multiple independent lots developed with single-family detached homes would be unlikely to receive support from the CCC and the local community. Furthermore, the site’s adjacency to Lagunitas Creek and federally-protected open space creates a significant constraint to further development or redevelopment of the property, and would not support an argument for rezoning to single-family residential use. In general, for the CCC to consider a rezoning, the new zoning district and proposed use has to be consistent with the existing uses of the adjacent properties and surrounding area.

The planning process necessary to rezone the site for single-family residential use would include the preparation, review and approval of a Coastal Development Permit, Use Permit and Design Review, a rezoning, LCP/General Plan amendment, Master Plan, Subdivision, Affordable Housing Plan, survey of archaeological resources, review

by Department of Fish & Wildlife, and environmental review consistent with CEQA. This process would involve multiple public hearings with the Planning Commission, Board of Supervisors, and California Coastal Commission, and would require significant community outreach. This process would take an estimated minimum five years and initial permitting costs would start around \$140,000. Depending on the results of initial building and environmental assessments, additional time may be required for any environmental remediation that may be required to remove any pollution or contaminants from the property prior to development.

### **County Commitment and Community Support**

The potential conversion of the Coast Guard site to affordable housing has already garnered an upwelling of community support in Point Reyes Station in a County that typically does not support housing development in any form. The Point Reyes community sees this as a unique and prime opportunity to help address the dearth of affordable housing that exists in the Coastal Zone and countywide. The Community Land Trust of West Marin (CLAM) has been instrumental in bringing the community together in support of this idea, and would continue to be a leader on the project should it move forward. The potential project has already received support from key stakeholders in the West Marin community including the Marin Agricultural Land Trust (MALT), the West Marin Environmental Action Committee, West Marin Chamber of Commerce, West Marin School, as well as local businesses such as Cowgirl Creamery. Other proposed uses of the site would likely be met with significant community opposition, which the Board of Supervisors and Coastal Commission take very seriously during the project review process.

The County of Marin is very interested in pursuing this project and is committed to working with CLAM and other local affordable housing partners to procure the site and convert the existing use to affordable housing. In Marin, as with most of the Bay Area, there is currently an extreme imbalance between the need and demand for affordable housing and the limited supply. Opportunities to create new and preserve existing affordable housing units are few and far between in Marin, and are almost always strongly opposed by the community. This is a rare opportunity to provide a much-needed resource in West Marin that will serve as an incredible benefit to the community.