

List of Candidate Housing Sites in Inverness P.U.D.

County of Marin 2023-2031 Housing Element (Jan. 27, 2022)

1. **13260 Sir Francis Drake Blvd.** (12 units, above-moderate income). County-owned 1-acre site (undeveloped) west of Camino del Mar used by DPW and IPUD for storage. Consists of two parcels.
2. **12781 Sir Francis Drake Blvd.** (8 units, moderate income). Site of Inverness Post Office, Saltwater Oyster Depot, other tenants. Historic district. Visitor-serving use. Constrained septic. Possible wetlands issues.
3. **12784 Sir Francis Drake Blvd.** (10 units, moderate income). Inverness Store. Very constrained septic. Bayshore side of boulevard (Coastal Commission jurisdiction). Visitor-serving use. Historic district. Tidelands.
4. **12785 Sir Francis Drake Blvd.** (8 units, moderate income). Vladimir's Czech Restaurant; law office in separate residential-style building. Constrained septic. Historic district. Partially in Streamside Conservation Area setback.
5. **12786 Sir Francis Drake Blvd.** (10 units, moderate income). Dixon Marine Services. Constrained septic. Bayshore side of boulevard (Coastal Commission jurisdiction). Historic district. Tidelands. Streamside Conservation Area setback. Long-time site of gas station (environmental issues?).
6. **12852 Sir Francis Drake Blvd.** (16 units, moderate income). Inverness Yacht Club. Constrained septic. Bayshore side of boulevard (Coastal Commission jurisdiction). Visitor-serving use? Tidelands.
7. **13275 Sir Francis Drake Blvd.** (96 units, above-moderate income). Cottages at Point Reyes Seashore (formerly Valley Inn). Visitor-serving use. Streamside Conservation Area setback.
8. **APN 112-143-09** (6 units, above-moderate income). Parcel along south bank of Alder Creek (across the stream from Tennis Club parcel). Owned by Inverness Foundation. Land-locked; topographically constrained; no vehicular access. Streamside Conservation Area setback.
- 9.-18. **10 parcels on Balmoral Way** (Nos. 5, 10, 20, 30, 40, 45, 50, 55, 60, 75) (20 units total, above-moderate income). 8 parcels are developed with single-family residences (only two fulltime-occupied); other two parcels are part of existing developed homesites. Two parcels at east end are at top of bluff and wholly or partially within Tidelands zone; one may be partially in Streamside Conservation Area setback.

IPUD GENERAL COMMENTS

1. All listed parcels require on-site septic systems.
2. All listed sites are in the Coastal Zone, so Coastal Development permits may be required (and, as noted, some sites are in the Coastal Commission's original jurisdiction zone, which means that Coastal Commission permits are issued by the Coastal Commission rather than by Marin County).
3. All listed sites are in planned zoning districts. Unless overridden by streamlining legislation, development will require Design Review (including a public hearing).
4. Balmoral Way is a narrow, unpaved roadway that dead ends at its eastern end at the top of an eroding sheer bluff overlooking (but inaccessible to/from) S F Drake Blvd. IPUD's water main on Balmoral is only 2 inches in diameter and there are no fire hydrants on Balmoral (for which a minimum 6-inch main would be required). An upgrade of Water System facilities on Balmoral

would be required to support the proposed new residences. This would necessitate formation of some sort of benefit assessment district along the roadway to finance the water infrastructure upgrades; such a district would have to be voted into existence by the property owners on the street