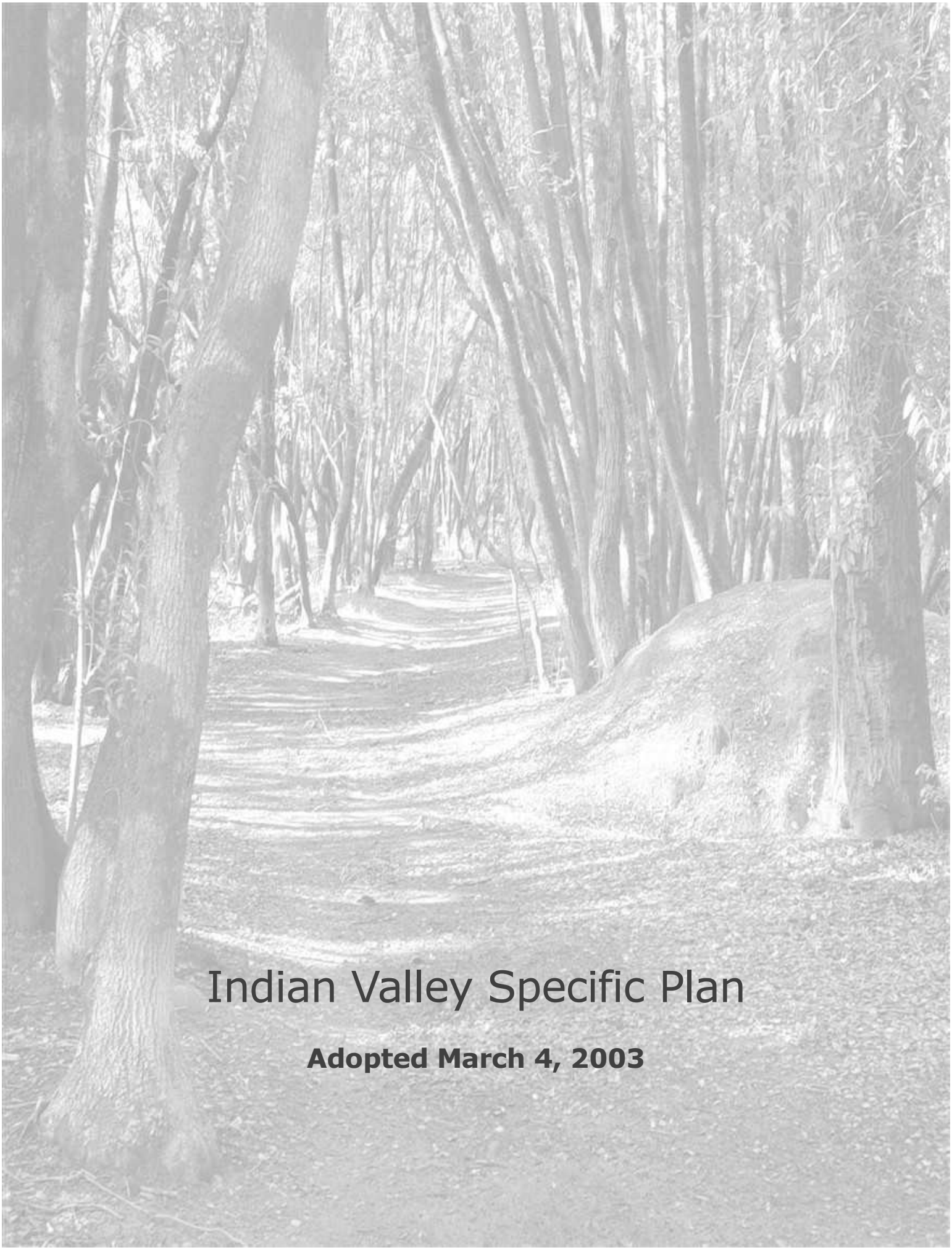


Indian Valley Specific Plan

Adopted March 4, 2003



Acknowledgements

Indian Valley Associates Plan Committee

Bob Abeling
IVA President

Nita Bruinsslot

Gene Spitler

Ron Witzel

Marin County Community Development Agency

Alex Hinds
Director

Thomas Lai, AICP
Principal Planner

Dan Dawson, AICP
Senior Planner

Ariel Birtley
Intern



Table of Contents

Table of Contents

1.0 Introduction.....1
1.1 Legal Basis and Purpose 1
1.2 Relationship to Other Plans and Documents..... 1

2.0 Background and Context 3

3.0 Community Plan Issues and Policies..... 4
3.1 Community Development and Land Use 4
3.2 Transportation and Circulation 8
3.3 Public Facilities 10
3.4 Open Space, Recreation, and Trails 11

Appendices
Appendix A – Indian Valley Specific Plan Area
Appendix B – 1994 Countywide Plan Policy Related to Indian Valley
Appendix C – Indian Valley Countywide Plan Land Use Designations
Appendix D – Indian Valley Zoning
Appendix E – Summary of Zoning District Regulations for Indian Valley







1.0 Introduction

1.1 LEGAL BASIS AND PURPOSE

The purpose of the Indian Valley Specific Plan is to define land use and conservation guidelines for planning decisions. The Indian Valley Specific Plan presents goals, objectives, policies, and programs designed to preserve the unique attributes of Indian Valley. The guidelines are used by Community Development Agency staff, the County Planning Commission, and the Board of Supervisors to review specific development proposals in Indian Valley. The Plan also provides direction to property owners, community groups, and interested individuals in formulating and reviewing new developments.

1.2 RELATIONSHIP TO OTHER PLANS AND DOCUMENTS

The Indian Valley Specific Plan is a community plan for Indian Valley which is adopted as part of the Marin Countywide Plan and expands upon the policies and programs in that plan by providing more specific information about existing conditions, environmental issues, community character, and the opportunities and constraints for development. Policy CD-9.5 of the Countywide Plan outlines specific information related to Indian Valley and is included as Appendix B.

Zoning for the Indian Valley Specific Plan area is established in Title 22 of the Marin County Code. The zoning code is a detailed set of development regulations which are based on the Marin Countywide Plan land use designations. Within each zoning district, specific regulations are established for permitted and conditional land uses and development standards that establish regulations for maximum density, building setback, and building height. The Zoning Code also contains provisions for the retention of important natural features such as ridgelines.

Standards contained in the Zoning Code are applicable to the Indian Valley Planning Area except where specifically modified by the Indian Valley Specific Plan.







2.0 Background & Context

Indian Valley once consisted of flourishing orchards and chicken ranches. By the middle of the twentieth century these uses gave way to rural residential development in which residents derived little income from the land and instead commuted to employment outside the area. With increasingly urban residential prospects apparent in the early 1950's, Indian Valley was the subject of considerable discussion concerning the character of future development. It was at this time that a 10,000 square foot minimum lot area was established.

The original Indian Valley Specific Plan approved by the Board of Supervisors in 1973 further reduced potential density by incorporating a one-acre minimum lot area standard, combined with an Indian Valley Slope Policy increasing the minimum lot area up to two acres in situations where the average slope of the lot exceeds 20%.

Significant citizen preference for low-density zoning continues to be expressed with a desire to retain the A2-B4 zoning prevalent in the Planning Area. Two key concerns currently facing the Indian Valley community are increased traffic on Indian Valley Road and the growing trend toward construction of increasingly larger homes.

As defined in the Marin Countywide Plan and for the purposes of this plan, Indian Valley is comprised of the approximately 630 acre unincorporated portion of the Novato area lying south of Mill Road between Pacheco Avenue and Trumbull Avenue, extending to the boundary of the agricultural and open space preserves to the south.



3.1 Community Development & Land Use

3.1 COMMUNITY DEVELOPMENT AND LAND USE

Property in Indian Valley is used principally for single-family housing interspersed with equestrian uses, orchards and livestock (cattle, sheep) pasture and grazing. There is no multiple family use, no institutional use, and no commercial use other than home-office oriented businesses and several horse stables and plant nurseries.

The bulk of land ownership in Indian Valley ranges from parcel sizes of one to nearly 45 acres. There are a few lots of less than one-quarter acre and are mostly found on the valley floor, with the exception of 14 parcels near the southwestern edge of the Planning Area. There are also relatively few lots between one-quarter and one acre.

In 1965, the Marin Community College District selected the 333-acre eastern portion of the Pacheco Valley Ranch for its Indian Valley campus to serve, eventually, some 2,500 students from the northeastern portion of the district. The college was designed for 5,000 students but enrollment has never achieved that level and the Board of Trustees is considering various alternatives.

Zoning in the valley was designated as A2-B2 in 1953 which required a 10,000 square foot minimum lot. Currently, nearly all the parcels in the Planning Area are designated A2-B4 which requires a one acre minimum lot area. For land division purposes, the minimum lot area may be increased up to a maximum of two acres due to the Indian Valley Slope Policy. Because many of the lots currently less than one acre were legally in existence at the time the zoning designation was changed in 1972, they still retain the rights afforded to lots that meet the zoning standard, including construction of a dwelling unit. There have also been other rezonings over time, the majority of which are now designated under one of the County's planned district designations. However, a 1998 proposal to rezone the A2-B4 parcels to ARP (Agricultural, Residential Planned) was rejected by Indian Valley property owners. Table 1 shows the distribution of existing parcels by zoning designation.



3.1Community Development & Land Use

Zoning Designation	Total Parcels	Developed Parcels	Undevelop-able (Sliver or OA) Parcels*	Remaining Developable Parcels
A2-B4 (Limited Agriculture, 1 acre minimum)	373	340	14	19
RMP-1 (Planned Residential 1 d.u./acre)	3	2	1	0
RMP-0.5 (Planned Residential, 1 d.u./ 2 acres)	8	7	0	1
RMP-0.2 (Planned Residential, 1 d.u./5 acres)	2	0	0	2
RSP-0.5 (Planned Residential, 1 d.u/2 acres	3	1	0	2
A-10 (Agriculture, 10 acre minimum)	7	5	1	1
A-60 (Agriculture, 60 acre minimum)	3	0	2	1
OA (Open Area)	1	0	1	0

* A sliver parcel is one created solely for tax purposes or for things such as a private roadway and therefore does not have development potential.

As indicated in Table 1, Indian Valley currently consists of 376 existing ownerships of 400 parcels, of which 51 are of less than one acre. As of this date, only four of these 51 parcels are undeveloped and 26 of all developable parcels are undeveloped. Projections of the maximum number of dwelling units, excluding second units, is 458, an increase of 71 from the current 387, as described in the Novato Area Boundary Study conducted in 2001.

There is an increasing concern over the construction of large homes not in character with existing structures and maximizing the development potential for a given lot. Current County zoning requiring design review for any dwelling over 4,000 square feet or 30 feet in height, regardless of zoning designation, is supported by the community. Additionally, the community desires a reduction in a flat floor area ratio (FAR) for parcels over 10,000 square feet in area to discourage larger homes.

In the future, a sewer system and/or alternative/advanced septic system technology may be installed in Indian Valley, either of which would require less land area than present septic systems. This may allow for the construction of new homes and additions that are larger than what would be currently feasible utilizing on-site individual sewage disposal systems. With improved sewer service, the potential for new second dwelling units may also increase.

Regardless of these developments, the community strongly desires to retain the existing Indian Valley Slope Policy as a standard for consideration and approval of any subdivision of land within the Planning Area. The community also desires to maintain rural character by minimizing the amount of site lighting and glare from properties in the Planning Area.



3.1 Community Development & Land Use

Policy 3.1.1 To define and preserve the valued attributes of Indian Valley, the following shall guide any potential development proposal or use of lands within the Planning Area:

1. Provide a unique physical setting for existing and future residential development while retaining the rural-residential character of Indian Valley by retaining the existing zoning.
2. Maintain the character of Indian Valley as a rural, single-family residential area surrounded by large, sparsely developed, wooded hillside areas of madrone, manzanita, bay laurel, and varieties of California oak, and to minimize development on the ridgelines of these surrounding hillsides.
3. Discourage the growing trend toward large homes, not in the character of existing structures, including imposition of design review for any residential structure greater than 4,000 square feet or higher than 30 feet.
4. Preserve the rural night-time atmosphere by minimizing the amount of exterior building and site lighting to that which is necessary for safety purposes. Street lights are not permitted unless required for safety reasons as determined by the Department of Public Works.
5. Provide for the development of second units on properties zoned A2-B4, RMP, and RSP, consistent with the County's Second Unit Ordinance.
6. Integrate new development harmoniously into the neighborhood and geographic area of Indian Valley in order to maintain its distinctive character.

Policy 3.1.2 Minimum lot area for any parcel zoned A2-B4 shall be determined by the Indian Valley Slope Policy as outlined in Table 2.

Table 2 – Indian Valley Lot Area Requirement for A2-B4 Zoned Parcels

Average Slope of Lot	Minimum Lot Area
Less than 10%	One Acre
10% to 20%	One and One-half Acres
Greater than 20%	Two Acres

* Excluding agricultural and equestrian uses such as barns, and accessory structures as permitted by the zoning code.

** For lots of 10,000 square feet or less, a flat 0.3 FAR is used to calculate maximum floor area. For lots greater than 40,000 square feet, a flat 0.1 FAR is used to calculate maximum floor area, up to the 7,000 square foot maximum.



3.1 Community Development & Land Use

Policy 3.1.3 The maximum allowable residential floor area for any parcel zoned A2-B4 shall be as outlined in Table 3, excluding agricultural and equestrian buildings such as barns and accessory structures as permitted by the zoning code. Regardless of lot area, the aggregate residential floor area on a property shall not exceed 7,000 square feet. Home sizes in excess of the Design Review threshold identified in the Marin County Code will be determined on a case by case basis. The 7,000 square foot maximum home size identified in the Indian Valley Specific Plan should not be considered an entitlement or guaranteed size.

Policy 3.1.4 Site lighting should minimize intrusion into adjacent properties, roadways, and the night sky in addition to site silhouette.

Table 3 – Maximum Floor Area Allowance for A2-B4 Zoned Parcels

Lot area greater than...	...but equal to or less than	Maximum Floor Area (s.f.)	Effective FAR
0 square feet	10,000 square feet	Up to 3,000**	.300
10,000 square feet	13,000 square feet	3,050	.235-.305
13,000 square feet	16,000 square feet	3,100	.194-.238
16,000 square feet	19,000 square feet	3,200	.168-.200
19,000 square feet	22,000 square feet	3,300	.150-.174
22,000 square feet	25,000 square feet	3,400	.136-.154
25,000 square feet	28,000 square feet	3,500	.124-.140
28,000 square feet	31,000 square feet	3,600	.116-.129
31,000 square feet	34,000 square feet	3,700	.109-119
34,000 square feet	37,000 square feet	3,800	.103-.112
37,000 square feet	40,000 square feet	3,900	.098-.105
40,000 square feet	Not Applicable	4,000 to 7,000**	.100



3.2 Transportation & Circulation

3.2 TRANSPORTATION AND CIRCULATION

Vehicular Access

Vehicular access to the Planning Area, essentially unchanged for many years, is afforded by Indian Valley Road, McClay Road, and Wilson Avenue, each of which enters from the main part of Novato Valley to the north.

There have been concerns about increased through traffic becoming a growing problem, especially with vehicles exceeding posted speed limits. Studies conducted by the Marin County Department of Public Works have demonstrated that traffic volumes and speeds have stabilized during the 1990's. However, it is desirable that Indian Valley Road remain rural in nature with an enforceable speed limit of 30 m.p.h.

Policy 3.2. The character and design of Indian Valley Road should be maintained to the greatest degree possible including maintaining its existing lane capacity, width, and alignment. The posted speed limit shall be maintained and strictly enforced. At such a time when the posted speed limit no longer meets the criteria for radar enforcement, the County shall be urged to investigate traffic calming measures.

Pedestrian Access

The Indian Valley Planning Area does not have sidewalks. Pedestrians must currently walk on unpaved shoulders or on the roadway itself.

Policy 3.2.2 The existing shoulder of Indian Valley Road should be maintained to the extent possible for equestrian, bicycle, and pedestrian use.

Policy 3.2.3 Curbs, gutters, and sidewalks shall not be allowed. Asphaltic concrete berms may be permitted as a means to address drainage problems.



3.2 Transportation & Circulation

Bicycle Facilities

Currently there is no designated bicycle route or separated path through Indian Valley which means that cyclists must ride in the existing traffic lanes. Certain portions of Indian Valley Road, most specifically the segment between the Novato city limits and Old Ranch Road, is narrow and winding with many blind corners. Pacheco Ranch Road, a traversable narrow connection between the Indian Valley campus and Indian Valley Road is the only moderately level access route connecting the college and Ignacio Boulevard corridor with central and western Novato.

Policy 3.2.4 The principal bicycle access through Indian Valley should be on Indian Valley Road, excluding the segment between the Novato city limits and Old Ranch Road, and Wilson Avenue using the existing paved roadway providing connections to Mill Road and Sutro Avenue to connect with Stafford Lake County Park, and via Pacheco Ranch to the Indian Valley Colleges campus.



3.3 Public Facilities

3.3 PUBLIC FACILITIES

The Indian Valley Planning Area is afforded all of the necessary services that are associated with a rural residential community. Electricity and gas are provided by Pacific Gas and Electric. The North Marin Water District provides water for domestic use and fire protection. The Novato Disposal Service provides solid waste collection and disposal services.

Wastewater Treatment

The entire Planning Area is within the sphere of influence of the Novato Sanitary District and could receive sewer service upon annexation to the district. Costs for extending sewer service to Indian Valley would be borne by those properties seeking annexation to the district.

The western portion of the Valley has seen failing septic systems on some properties, particularly smaller parcels. The eastern portion of the Valley drained by Arroyo Avichi Creek has not yet been plagued by problems of pollution from failing septic systems.

Policy 3.3.1 Sanitary sewers to serve the Indian Valley Planning Area, on lines similar to those proposed in 1970-71 by Novato Sanitary District, are considered to be advisable when approved by a majority vote and to the extent that sewers are necessary to solve or prevent health problems. Implementation of sanitary sewers shall not be deemed as a basis for increasing lot density greater than provided for in the existing zoning.

Policy 3.3.2 Alternative/advanced wastewater treatment systems should be considered and approved by the County. Implementation of new disposal systems shall not be deemed as a basis for increasing lot density greater than provided for in the existing zoning.

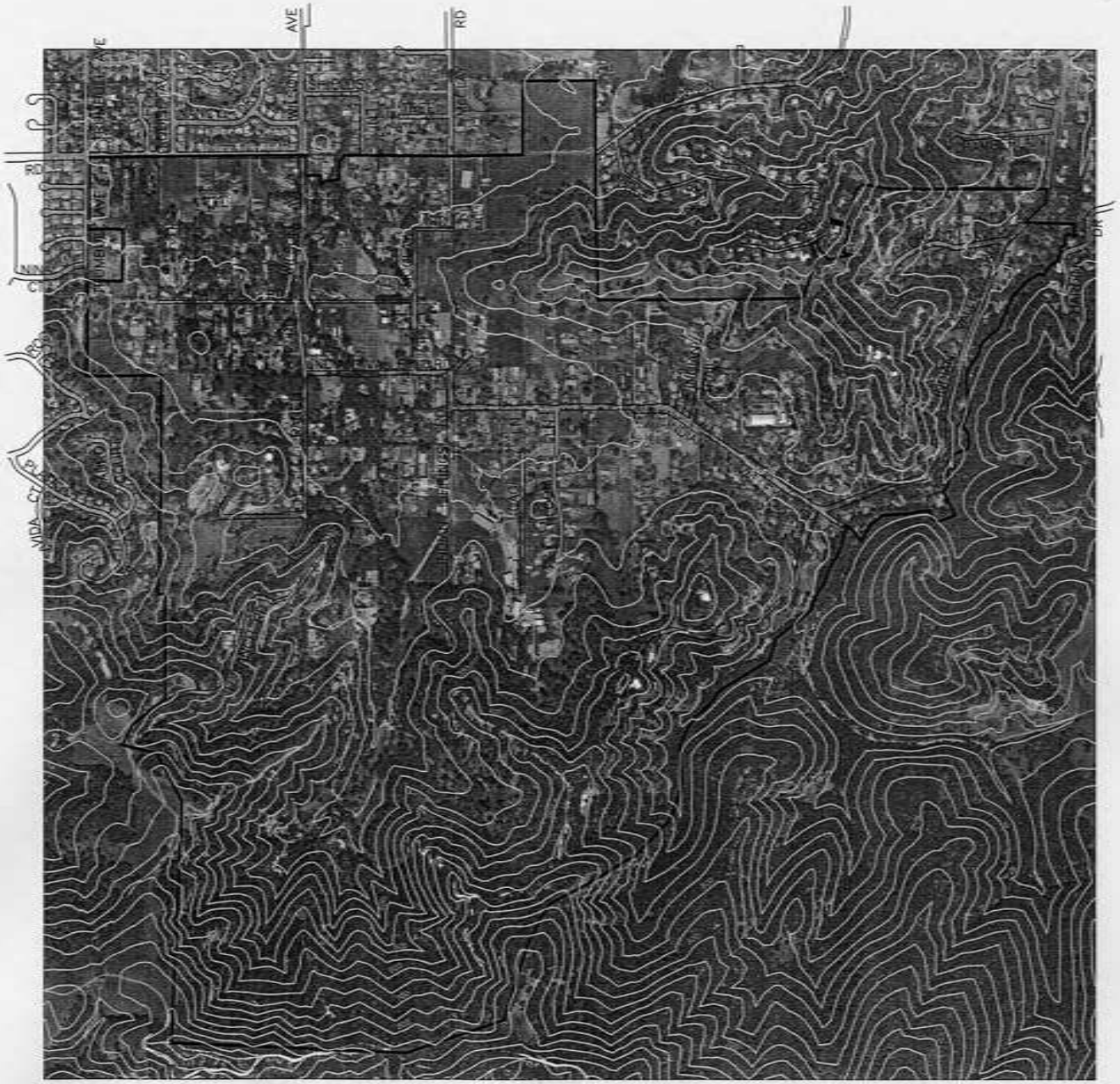


3.4 OPEN SPACE, RECREATION, AND TRAILS

The undeveloped lands surrounding the Planning Area to the east and south add significantly to the character and rural atmosphere of the Planning Area. Much of this area is within the 1,554-acre County Service Area 20 (CSA-20) which was created through purchase of the Soil and Equity Capital properties along with a portion of Pacheco Ranch. Two-thirds of the purchase price for CSA-20 was generated through a property tax assessment on the residents of Loma Verde, Domingo Canyon, and Indian Valley.

The principal horseback riding route through Indian Valley is along Indian Valley Road. The community desires creation of a separate riding trail along Indian Valley Road. Development of additional public trails in Community Service Area 20 is desirable.

Policy 3.4.1 A separate equestrian trail should be constructed along Indian Valley Road from Wilson Avenue and Mill Road to the open space lands of CSA-20 with connections to additional trails within CSA-20 lands as right-of-way is available and funding is secured.



APPENDIX A
Indian Valley
Specific Plan Area

LEGEND

Community Boundary

Contour Line

SCALE IN FEET

0 1000 2000

FILE: IndianVal_commplan.dwg

This map is representational only.
Data are not survey accurate.

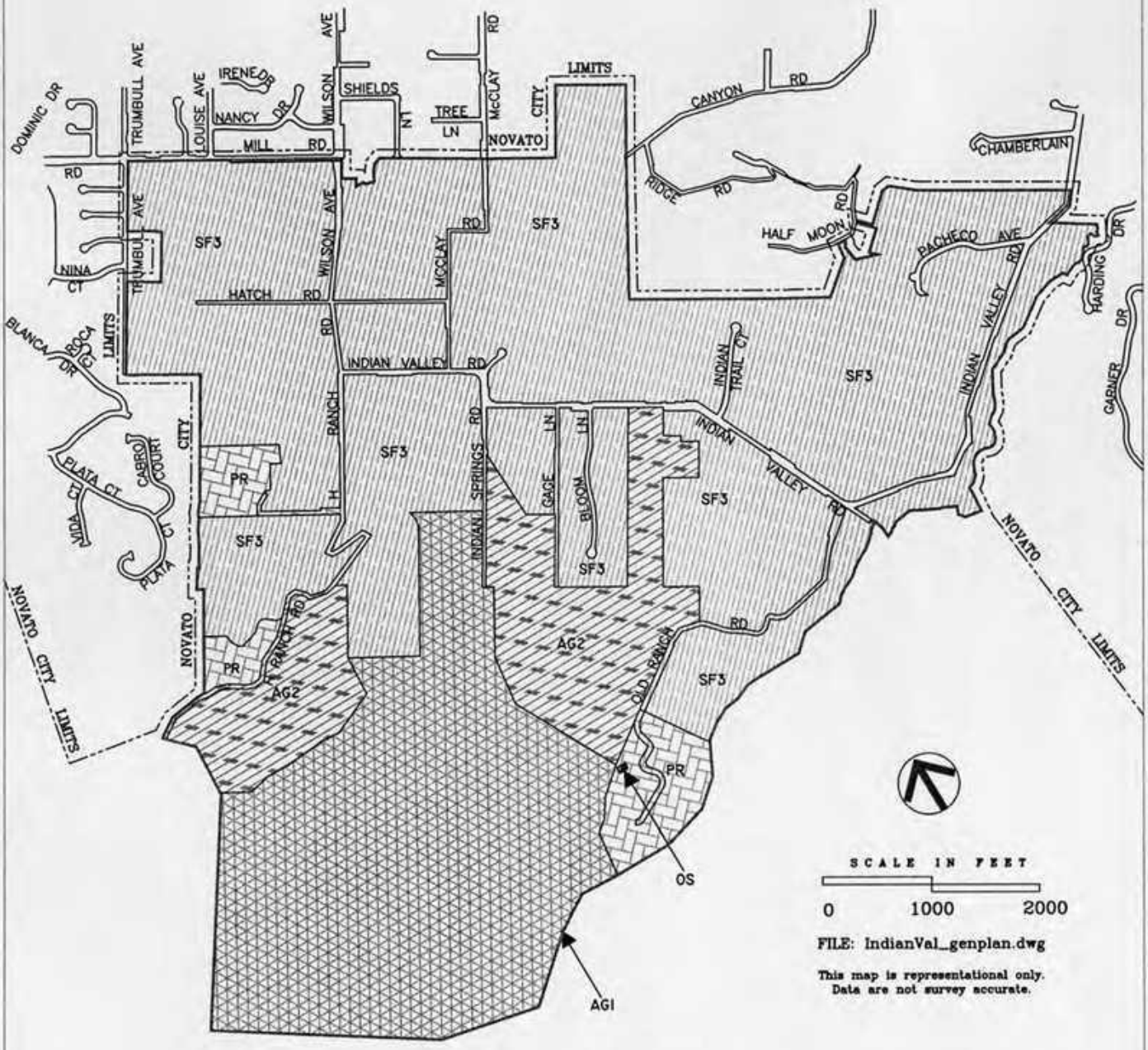
Marin County Community
Development Agency

APPENDIX B

1994 Marin Countywide Plan Policy Related to Indian Valley

Policy CD-9.5 **Indian Valley.** The Indian Valley Specific Plan, adopted by resolution of the Marin County Board of Supervisors in 1973, shall govern land use in Indian Valley. The rural residential character of the community shall be retained through appropriate land use designation, densities, and design standards for subdivisions and land divisions on slopes. The 60-foot right-of-way on Indian Valley Road will be reduced to a 40-foot standard right-of-way to reflect the needs of the community. Land use for Indian Valley shall include: *single-family residential* at 1 unit per acre to 1 unit per 5 acres; *planned residential* at 1 unit per acre to 1 unit per 10 acres; and *agriculture* at 1 unit per 10 acres to 1 unit per 60 acres. Land use for Indian Valley is shown on Land Use Policy Map 1.5.

APPENDIX C
Indian Valley Countywide Plan
Land Use Designations



LEGEND

Community Boundary

SINGLE FAMILY, RESIDENTIAL

SF3 Minimum lot size 1 to 5 acres

PLANNED RESIDENTIAL

PR 1 to 10 acres per unit

AGRICULTURAL LAND USE

AG1 31 to 60 acres per unit

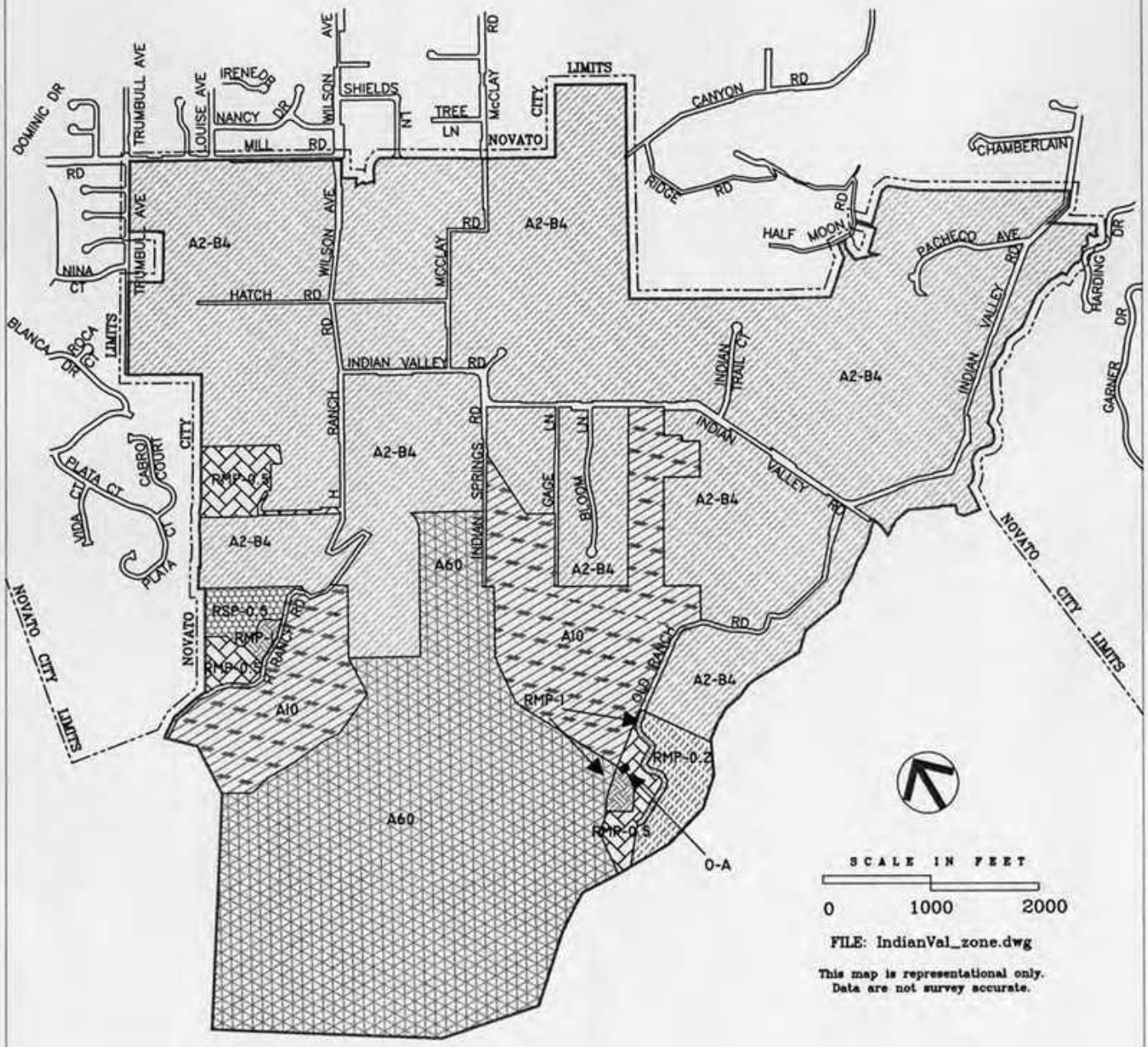
AG2 10 to 30 acres per unit

OPEN SPACE

OS

Marin County Community Development Agency

APPENDIX D
Indian Valley Zoning



LEGEND

Community Boundary

OPEN AREA

OA

AGRICULTURE AND CONSERVATION

A60 60 acre minimum lot size

A10 10 acre minimum lot size

AGRICULTURAL, LIMITED

A2–B4 1 acre minimum lot size

RESIDENTIAL, SINGLE–FAMILY PLANNED

RSP–0.5 1 unit per 2 acres

RESIDENTIAL, MULTIPLE PLANNED

RMP–0.2 1 unit per 5 acres

RMP–0.5 1 unit per 2 acres

RMP–1 1 unit per acre

Marin County Community Development Agency

APPENDIX E: SUMMARY OF ZONING DISTRICTS IN INDIAN VALLEY

Conventional Zoning Districts

ZONING DISTRICT	EXAMPLES OF PERMITTED USES (Without Use Permit)	MINIMUM[2] LOT AREA	MINIMUM[2] AVERAGE WIDTH	MINIMUM SETBACKS[3,4,5] (Front)	(Side)	(Rear)	MAXIMUM[6,7] HEIGHT (Main building)	MAXIMUM[8] FAR (Floor Area Ratio)
A-2:B-4	• Single-family dwelling • Accessory buildings and uses • Home occupations • Public parks and playgrounds • Crop and tree farming • Nursery and greenhouses • Limited agricultural uses (see Section 22.12.020[1], M.C.C.) • Horse stables and riding academies • Dog kennels having six or less dogs	1, 1.5, 2 acres[1]	150 ft.	30 ft.	20 ft.	20% of lot depth/ 25 ft. maximum	35 ft. maximum *(Design Review required for structures over 30 feet in height.)*	30%[9]
A-10	• Agricultural uses (dairying, livestock, crops, etc.) • Agricultural buildings • Single-family dwellings[10] • Accessory buildings and uses • Horse stables and riding academies • Land preserves • Hunting and fishing clubs and uses • Public utility facilities	10 acres	200 ft.	30 ft.	30 ft.	30 ft.	35 ft. maximum *(Design Review required for structures over 30 feet in height.)*	5%
A-60	• Same as A-10	60 acres	500 ft.	50 ft.	50 ft.	50 ft.	35 ft. maximum *(Design Review required for structures over 30 feet in height.)*	5%

FOOTNOTES:

1. Minimum lot area increases on sloping lots (See Section 22.73.030[2]), Marin County Code).
2. Design Review approval is required on vacant lots proposed for development that are at least 50% smaller than the required lot area (Section 22.82.025, M.C.C.).
3. Setback requirements for corner lots, double frontage lots, and detached accessory structures may vary (see Chapter 22.72, M.C.C.).
4. Setback requirements are measured from access easements/right-of-ways within yard areas; setbacks may be increased if a watercourse exists on or near a subject property (see Chapter 22.72, M.C.C. and DPW-Flood Control).
5. Some architectural features (roof overhangs, chimneys, bay windows, etc.) may be permitted to encroach into the required setbacks (see Chapter 22.72, M.C.C.).
6. Main buildings over 2 1/2 stories/35 ft. require Design Review and Variance approval.
7. Maximum building height for detached accessory buildings is 1 story/15 ft. Accessory buildings over 1 story/15 ft. require Use Permit approval.
8. Design Review is required for all residential development greater than 4,000 sq. ft., excluding certain agricultural and equestrian uses such as barns, and accessory structures as permitted by the zoning code.
9. Maximum floor area is further limited by the Indian Valley Specific Plan based on lot area. The aggregate residential floor area on a property shall not exceed 7,000 square feet.
10. Additional residences shall be incidental to the agricultural use of the land, such as for family members or employees engaged in the agricultural use of the land. The total number of residences may exceed the density in the zoning district with Use Permit approval.

O P E N A R E A D I S T R I C T

ZONING DISTRICT	EXAMPLES OF PERMITTED USES (Without Use Permit)	DEVELOPMENT STANDARDS[1]
OA	• Public parks, playgrounds, and recreation areas • Crop, tree farming, and grazing • Golf courses, country clubs, wildlife preserves, equestrian and hiking areas • Dairy[2] • Inground public utility facilities	Determined by Design Review

P L A N N E D D I S T R I C T S

ZONING DISTRICT	EXAMPLES OF PERMITTED USES (Without Use Permit)	EXAMPLES OF DENSITY (Maximum units/acre)		MAXIMUM HEIGHT (Main)	(Accessory)	DEVELOPMENT STANDARDS[1]
RSP Residential, Single-family Planned	• Single-family dwelling • Accessory buildings and uses • Public parks and playgrounds • Crop and tree farming • Nurseries and greenhouses (private) • Home occupations	RSP-0.5	1 unit/2acres	30 ft.	15 ft.	Determined by Master Plan and/or Design Review
RMP Residential, Multiple-family Planned	• All uses permitted in RSP • Two-family and multiple-family dwellings • Lodges and fraternities • Schools, libraries, museums, churches, private tennis court	RMP-1.0 ---------- RMP-0.5 ---------- RMP-0.2	1 unit/acre ---------- 1 unit/2 acres ---------- 1 unit/5 acres	30 ft.	15 ft.	Determined by Master Plan and/or Design Review

F O O T N O T E S :

1. **Please see Chapter 22.47 of Marin County Code for more information on uses, design standards, and requirements. All development in planned districts is subject to Master Plan and/or Design Review approval.**
2. **Dairy use requires more than 50 acres of land area.**

M E M O R A N D U M

TO: **Staff**

FROM: Kristin Drumm, Senior Planner

RE: **Errata to the 2003 Indian Valley Specific Plan**

DATE: May 25, 2016

There is an error in Appendix E in the 2003 Indian Valley Specific Plan (Plan). Appendix E is intended to be a summary of development standards that apply to conventional zoning districts within the Indian Valley planning area. Footnote 9 in the table places a limit of 7,000 square feet of residential floor on the A-10 and A-60 zoning districts, which conflicts with Policy 3.1.3 in the Plan. Policy 3.1.3 clearly states the 7,000 square foot limit applies only to parcels zoned A-2:B-2. Where there is a conflict, the policy trumps.

Appendix E has been updated to remove this footnote from the A-10 and A-60 zoning districts to reflect the intent of Policy 3.1.3.