

**ORDINANCE NO. 3725**  
**ORDINANCE OF THE MARIN COUNTY BOARD OF SUPERVISORS**  
**APPROVING THE REZONING REQUIRED BY THE**  
**SKYE RANCH CERTIFICATE OF COMPLIANCE**  
**ASSESSOR'S PARCEL: 169-302-08, -09, 169-303-01, 169-331-16, -17, 170-182-11, 172-360-**  
**59, 172-360-63, 172-360-67, AND -68.**

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**SECTION I: FINDINGS**

1. **WHEREAS**, the Marin County Planning Division has initiated the rezoning of Assessor's Parcels identified in the Skye Ranch Certificate of Compliance dated December 11, 1997. The subject Assessor's Parcels are 169-302-08, -09, 169-303-01, 169-331-16, -17, 170-182-11, 172-360-59, 172-360-63, 172-360-67, and -68. The Skye Ranch Certificate of Compliance acknowledged the legal status of the remainder parcels of the Skye Ranch Master Plan that were created as a result of the Marin County Open Space District acquisition. Consistent with the terms of the Open Space District acquisition, the Certificate of Compliance then determined the maximum development potential under the terms of the open space purchase agreement for the subject Assessor's Parcels. The maximum development potential is reflected in the zoning districts in the table below.

Assessor's Parcels	Current Zoning	Proposed Zoning
169-302-08	RSP-0.47	RSP-0.23
169-302-09	RSP-0.05	RSP-0.23
169-303-01	RSP-0.47	RSP-0.23
169-331-16	RSP-0.47	RSP-0.13
169-331-17	RSP-0.47	OA
170-182-11	RSP-0.05	RSP-0.11
172-360-59	RSP-0.05	RSP-0.12
172-360-63	RSP-0.05	RSP-0.25
172-360-67	RSP-0.05	RSP-0.17
172-360-68	RSP-0.05 R1-B4	RSP-0.25 RSP-0.05 R1-B4
OA (Open Area) R1-B4 (Residential, Single-Family; 1-acre minimum lot area) RSP-0.05 (Residential, Single-Family Planned, 1 unit/20 acres) RSP-0.11 (Residential, Single-Family Planned, 1 unit/8.6 acres) RSP-0.12 (Residential, Single-Family Planned, 3 units/25 acres) RSP-0.13 (Residential, Single-Family Planned, 3 units/22.60 acres) RSP-0.17 (Residential, Single-Family Planned, 2 units/12 acres) RSP-0.23 (Residential, Single-Family Planned, 2 units/8.61 acres) RSP-0.25 (Residential, Single-Family Planned, 1 unit/4 acres) RSP-0.47 (Residential, Single-Family Planned, 1 unit/2.1 acres)		

Under the Skye Ranch Certificate of Compliance, the proposed zoning for Assessor's Parcel 169-331-17 would be RSP-0.13 (Residential, Single-Family Planned, 3 units/22.60 acres). OA (Open Area) would be a more appropriate zoning district as Assessor's Parcel 169-331-17 is owned by the Marin County Parks Department. The OA (Open Area) zoning district is intended for areas of the County reserved for open space uses.

2. **WHEREAS**, on October 10, 2019, the Planning Commission held a duly noticed public hearing to take public testimony and consider the rezoning.
3. **WHEREAS**, on October 10, 2019, the Planning Commission recommended approval of the ordinance to the Marin County Board of Supervisors.
4. **WHEREAS**, on November 19, 2019, the Marin County Board of Supervisors held a duly noticed public hearing to take public testimony and consider the project.
5. **WHEREAS**, the project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) and 15268(a) of the CEQA Guidelines because it does not increase the intensity of use or development that would be allowed on the properties and therefore would not result in any environmental impacts.
6. **WHEREAS**, the proposed zoning changes are consistent with the proposed Marin CWP land use designations.

## SECTION II: ACTION

The Board of Supervisors of the County of Marin ordains as follows. The subject Assessor's Parcels are rezoned as indicated in the table below.

Assessor's Parcels	Approved Zoning District
169-302-08	RSP-0.23 (Residential, Single-Family Planned, 2 units/8.61 acres)
169-302-09	RSP-0.23 (Residential, Single-Family Planned, 2 units/8.61 acres)
169-303-01	RSP-0.23 (Residential, Single-Family Planned, 2 units/8.61 acres)
169-331-16	RSP-0.13 (Residential, Single-Family Planned, 3 units/22.60 acres)
169-331-17	OA (Open Area)
170-182-11	RSP-0.11 (Residential, Single-Family Planned, 1 unit/8.6 acres)
172-360-59	RSP-0.12 (Residential, Single-Family Planned, 3 units/25 acres)
172-360-63	RSP-0.25 (Residential, Single-Family Planned, 1 unit/4 acres)
172-360-67	RSP-0.17 (Residential, Single-Family Planned, 2 units/12 acres)
172-360-68	RSP-0.25 (Residential, Single-Family Planned, 1 unit/4 acres)
	RSP-0.05 (Residential, Single-Family Planned, 1 unit/20 acres) (No change)
	R1-B4 (Residential, Single-Family; 1-acre minimum lot area) (No change)

## SECTION III: EFFECTIVE DATE AND PUBLICATION

This Ordinance shall be and is hereby declared to be in full force and effect as of thirty days from and after the date of its passage and shall be published once before the expiration of fifteen days after its passage, with the names of the Supervisors voting for and against the same, in the *Marin Independent Journal*, a newspaper of general circulation published in the County of Marin.

**SECTION IV: VOTE**

**PASSED AND ADOPTED** at a regular meeting of the Board of Supervisors of the County of Marin held on this 19<sup>th</sup> day of November 2019 by the following vote:


AYES: SUPERVISORS Judy Arnold, Dennis Rodoni, Damon Connolly, Katie Rice,  
Kathrin Sears

NOES: NONE

ABSENT: NONE

  
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PRESIDENT, BOARD OF SUPERVISORS

ATTEST:

  
\_\_\_\_\_  
CLERK