

MARIN CONSERVATION LEAGUE
Land Use and Transportation Committee Meeting Notes: March 3, 2010

Present: Marge Macris, Chair; David Coury, Nona Dennis, Don Dickinson, Randy Greenberg, Ann Thomas and Don Wilhelm. Met 8 to 9:50 AM at MCL.

Agenda. Added consideration of a letter re: proposed development in Cargill salt ponds.

Announcements: 1) Dave Lewis is the new Director of the UC Cooperative Extension for Marin County and she believes MCL should participate in an agricultural summit that is being planned for November in Marin.

February 3, 2010 Meeting Notes: Approved as distributed.

Countywide Plan/Community Marin: At the Community Marin meeting February 5 in Pt Reyes Gordon Bennett (Sierra Club) agreed to draft a revised agriculture section but this has not yet been done. The next CM meeting is March 19 at MCL, at which time the group will focus on reviewing the draft of the Community Facilities section and possibly, depending on whether Susan Stompe is back, complete review of Parks and Open Space. Marge is attending PC hearings and workshops on the Local Coastal Plan to comment as best she can based on existing policies. Nona may also attend the next one (March 8) and represent MCL.

Local Coastal Plan. Planning Commission workshops on the LCP are scheduled:
March 8, discussing agriculture and mariculture.
April 26, carryover topics of community development, housing, public facilities, transportation.
May 24, natural communities

Randy suggested addressing specific language changes as well as supporting broad policies.

County Housing Element. The BOS will be meeting with staff to decide whether to amend the CWP to comply with the State's request to revise the draft housing element, or to leave the housing document as is. Rewriting the element would require an amendment which would trigger an EIR and another prolonged planning process. The committee members agreed that MCL should not interject an opinion at this time; if the plan is amended there would be opportunity to comment on sites considered for rezoning.

SMART North San Rafael Station Planning. Marge learned from San Rafael Planner Linda Jackson that station planning will be underway this spring and a citizens' advisory committee appointed. Marge urged that MCL try to be part of the planning process and Nona will consider if there is an MCL member who may be interested in applying for the oversight committee.

Whaler's Point. The BOS will conduct a hearing on the abatement action on March 30. Apparently there is ample evidence that the site is occupied without permit as there is a BBQ, a garden and chickens roaming the site.

BERST. San Rafael and the County are the only jurisdictions that so far have adopted the Building, Energy Retrofit and Solar Transformation collaborative's "green" building ordinance. The model ordinance was written by a broad-based task force in an effort to enhance and standardize green building standards across county jurisdictions.

SEP (Salmon Enhancement Plan). Although this approved plan is not a policy document it does lay out criteria which could be used as the basis of an appeal, and a community meeting – in the Valley – is planned for March 7 to consider how the SEP could be implemented.

Emergency Operations Facility. A scoping session was held and an EIR will be done on this county facility proposed for the site which has been a parking lot and dog park; the EIR will include evaluation of alternatives. Nona has attended meetings and is monitoring this.

Alta Robles. This application proposes 14 estate residences on two parcels, one unincorporated and one in Tiburon, and is being processed by Tiburon. The houses would be up to 8,700 square feet in size, excluding garages, on a hugely constrained site and would require almost two miles of retaining walls. The draft EIR identified five unavoidable impacts and the project would violate several town policies including those on excessive grading and views from the Bay. A revised plan has been proposed and the PC may be amenable to reducing the building sizes.

Transportation Issues/SMART. Don W had circulated letters from the SMART board to the NCRA (North Coast Rail Authority) and from NCRA to SMART. The two agencies are in disagreement on provisions of an operating plan that will be needed for them to share the tracks.

Proposed TAM Vehicle License Fee Ballot Measure. Committee agreed to send TAM a letter, based on existing position, urging that they do not place a \$10 Vehicle License Fee on the November ballot to raise funds for various projects identified in a voter poll.

Skywalker. The application for the new facility was incomplete and on December 3, 2009 a revised plan was submitted indicating that water for the project would come from Grady and Loma Alta ranches as water was not available from the MMWD.

Blithedale Terrace. Comments are due in May for this 20-unit residential project on the north side of Camino Alto and E. Blithedale in Mill Valley. The project would lie at the base of open space. Units would be about 1,100 to 2,000 square feet each. Nona to review the draft EIR.

150 Shoreline Hwy, Tam Valley, Manzanita. A 6,000 square foot retail/residential project is proposed for this vacant approximately 25,000 square foot parcel next to Frantoia Restaurant. A revised plan has recently been submitted in response to an incompleteness notice and it would require an amendment to the area's master plan. Although the parcel is in the Baylands Corridor, and in the floodplain, there was previously a gas station on this lot so it is not a restorable parcel. There may not be sufficient issues to warrant a letter of comment.

Cargill Saltworks Project. Nona will draft a brief letter opposing the Saltworks project in Redwood City. The project would build up to 12,000 new units of housing on a portion of the more than 1,433 acres of restorable Cargill salt ponds in Redwood City. There is strong opposition from the environmental community around the Bay as the project would fill baylands, and environmentalists are urging restoration of the entire site.

Marin Clean Energy. Committee agreed to ask Roger to write a letter to the IJ on MCL's behalf, in support of MCE.

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