

MARIN CONSERVATION LEAGUE

Land Use and Transportation Committee Meeting Notes: November 5, 2014

Present: Susan Stompe, chair; also Priscilla Bull, Nona Dennis, Randy Greenberg, Jana Haehl, Bob Johnston, Cheryl Longinotti, Kate Powers, Judy Teichman, Doug Wilson. Met 9 to 11:15 at MCL.

October 1, 2014 Meeting Notes: Approved as distributed

Agenda: Issues added were Gness Field and Bowie Winery to #5. Easton Point was moved to Action.

135 Balboa: Bob reviewed this Inverness Park project proposed on a former monastery site. A total of 8297 sq. ft. of development which includes a main house, caretakers house, art studio, pavilion, large garage, and lap pool on 17 acres far exceeds any other development in the area. It includes about 14 bedrooms plus 12 bathrooms, 2 wells, and 2 septic systems. Approximately 31 trees are to be removed.

Recommendation. M/S (Judy, Bob) and approved to send a letter to the county urging an Initial Study since the project would be precedent setting in size and tree removal. Bob will draft the letter.

Priority Conservation Areas: ABAG is considering amendments to the PCA lists submitted by each county about 5 years ago. After reviewing the list, nothing was recommended for removal, although Nona will check to see if there are any lands left on the Marin City ridge.

Recommendation. Kate recommended adding Gallinas Marsh and McInnis Marsh. Nona recommended all the historic diked baylands from Bel Marin Keys to the Sonoma/Marin County Line.

Easton Point: Randy reviewed the request from Trust for Public Land to write a letter to the board members of the Martha Company urging consideration of sale of the property to a land trust or conservation organization as a family conservation legacy. Nona drafted a letter which was reviewed by the Tiburon Open Space committee and came back with suggestions. Nona and Randy will refine the draft letter to reflect MCL's perspective.

Recommendation. M/S (Jana, Bob) and approved that the LU/T Committee provisionally recommends that MCL send the letter, with the stipulation that the final draft be considered by the MCL Board.

Whalers Point: Randy attended the BOS meeting where they denied the request to vacate the streets. She reported that in speaking to the attorney for the owner that they would now sue the county.

Stream Conservation status: Priscilla reported that the Water/Watershed committee had a rousing turnout last week when the speaker was Sarah Phillips, the new Urban Creeks Coordinator. People from all sides of the Creek ordinance attended and got along just fine.

Canalways: Nona reported that she had been contacted by someone who wanted to explore whether MCL could step away from being negative about development and consider some development on the higher land. It was pointed out that she should research the history of the whole area, since so much development has gone on. She said Fred Grange is no longer a majority owner. Nona was directed to talk with Barbara Salzman and Paul Jensen.

Gness Field: Susan reported attending the BOS meeting at which the Aviation Commission presented their report on the workshop they sponsored last July. No action was scheduled, but a few people spoke.

Susan encouraged the Board to follow through on their commitment when they certified the FEIR, to look at other potential expansion lengths, which would reduce the amount of wetlands lost or needing mitigation.

Dowie Winery: Bob expressed concern about a large building going up at the Point Reyes Winery property. He checked with the county and found it was a barn, which is exempt from review. Bob questioned whether Highway 1 was designated a Scenic Highway and whether that could require some effort to hide such large structures.

PRNS ranch planning: Judy reviewed the upcoming meetings: an MCL joint LU/T, Ag. LU and P&OS committee meeting with Seashore staff on Wednesday 11/12 at 3 – 5 at MCL; PRNS workshop on ranch planning on Nov. 20 at the Dance Palace 3 – 5:30 and on elk on Nov. 21 at 5:30 – 8; and an MCL meeting on the LCP with Jack Liebster at the Farm Bureau on Monday 11/10 at 7 – 9 p.m.

Santa Venetia Community Plan: Nona attended the Planning Commission meeting on the Plan and commented that it lacks policies to guide development. It is more an ‘existing conditions’ report.

County Housing Element: Nona reported that she has not been attending the meetings since they are so wrought with controversy. She submitted comments earlier on behalf of MCL that the plan includes many more units than needed to comply with HCD.

Marin General Hospital: Susan read Ann’s summary of the project status. A couple additional issues were raised: one that solar could be put over any non-structured parking and that a mid-block pedestrian crossing with some protective device should be required. It was agreed that transportation management must be included.

Agriculture Land Use – Planning group: (Judy, Jana, Bob, Kate, Nona and Susan participated) Discussion about whom to invite to the Joint Meeting for next Wednesday produced the following recommendations: ranchers, Stephanie Larson, David Lewis, Melanie Gunn, WM Chamber of Commerce and Cindy Machado from Judy. Nona suggested Burr Henneman, Gordon Bennett and Neal Desai. Jana suggested that tourism needs to be part of the discussion. Among other things, traffic, safety vehicle access and toilets were related to the tourism. Judy distributed some draft questions to raise at the meeting and some to send to Park staff for consideration for their meeting the following week. Judy pointed out that the Olema Valley is an historic district and should be included in the Ranch Management Plan.

Regarding the meeting with Jack Liebster on Monday on the LCP Nona suggested the issues she raised during the county hearings were on intergenerational housing, processing facilities and ESHA buffers. MCL is not on record with any positions on the LCP.

This meeting adjourned at 12:10.

Notes: SS