

## MARIN CONSERVATION LEAGUE

**Land Use, Transportation, Water, & Agricultural Land Use: July 1, 2015, 9 to 12:15**

Present: Susan Stompe chair; Alan Bortel, Priscilla Bull, Nona Dennis, Don Dickenson, Rick Fraithe, Randy Greenberg, Jana Haehl, Bob Johnston, Paul Minault, Kate Powers, Pamela Reaves, Judy Teichman, Ann Thomas. Guests: Susie Criscimagna, Eden Housing; Lori Schifrin, San Rafael.

**Agenda.** Added discussion on Letter to MEA regarding dairy energy audits.

**June 3, 2015 Meeting Notes.** OK as distributed.

**Support for Dairy Energy Audit.** Committee reviewed a letter that had been drafted by a Climate Action Working Group member and agreed that it seemed a reasonable request to ask Marin Energy to budget for energy audits of Marin County dairy operations. The ultimate goal would be to seek ways their energy usage could be reduced.

**Review Draft IPM/Invasives Policy.** This meeting follows the June committee decision to expand the existing IPM policy, following BOS action June 2 to halt routine use of herbicides, notably glyphosate, on district lands. Ann, Nona, and Judy volunteered to draft an expanded policy. Committee today reviewed what began as a draft written by Ann, to which Parks and Open Space Committee member suggestions were added by Nona, who then passed it to a subcommittee on invasive plants within the Parks and Open Space Committee where there were further comments. Late comments were not included in the draft emailed to Land Use members the preceding weekend. There was some confusion about whether this was an IPM policy, an invasive plants policy, or a hybrid, which committee it falls under, and exactly what IPM entails. Work on a revised policy was deferred and comments to the BOS will use the existing policy.

It was approved that Paul would draft a letter regarding the IPM issue raised by the BOS, to be reviewed by Susan, then go the MCL President for signing. The letter would be addressed to Supervisors Rice and Sears, who are on a BOS subcommittee to re-examine the county's herbicide use, and be copied to the entire BOS and Parks Chief Linda Dahl.

**Request for Comments on LCP Issues.** Agreed on comments to be made on county and Coastal Commission recommendations regarding Marin's Local Coastal Plan (LCP) now under review. County Planner queried MCL Ag Land Use members for suggestions but as Land Use members had not had time to review all the information and documents involved, the committee discussed these issue areas: thresholds for what constitutes a change in use, as opposed to a continuing operation, on agricultural lands; standards for retail sales, acreages suitable for viticulture (5 acres may be too much but do not have specific recommendation). Judy will draft a letter for Susan to review and then Kate to sign.

**Transportation.** Bob reported briefly on updates from TAM: the ped/bike bridge over East SFD has been installed; tracks are being reconstructed from San Rafael to the south of Civic Center Drive; TAM Oversight Committee continues to meet on an irregular basis.

**Water Issues.** LAFCO's final report with recommendations on Marin water agencies is due out in August or September. Executive Officer Keene Simonds spoke at the June 25 Water & Watersheds Program talk and was well received by about 30 guests.

**Artificial Turf.** Susan suggests developing a more thorough policy on artificial turf. Nona suggested that MMWD's Dan Carney has researched this perhaps more than anyone else and could be a resource for information.

**Bio Marin New Construction Proposal.** Lori Schifrin, a San Rafael Mahone Creek Watershed resident who has been monitoring the company's expansion plans for the San Rafael Corporate Center, asked that MCL review these plans. The biopharmaceutical firm, which purchased the San Rafael Corporate Center complex in 2014, proposes additional buildings on the 15.5 acre site. These include a new a four-story 72,396 s.f. office building and an expansion to the six-story parking structure currently under construction on Lincoln Avenue. The expansion would include approximately 312 additional stalls on six levels, including 41 stalls on grade. With the additional parking garage expansion, there would be a total of 978 parking spaces. The proposal has been reviewed as a conceptual design review permit and a Planning Commission hearing on the project, for which a Negative Declaration is proposed, will be August 24. Lori expressed concern, among other things, that the project would involve penetrating the brownfield cap on the former PG&E site, and that the BioMarin plans have been insufficiently noticed for the public. Don D, Kate, and Lori were appointed as a subcommittee to meet with San Rafael planning staff to review and assess the Bio Marin plans.

**Whistlestop Proposal.** Susie Criscimagna of Eden Housing, the developer for the Whistlestop building in San Rafael, spoke briefly about Eden's plans which she expects will be formally submitted to the City in about two weeks. After that it may be changed architecturally, she said, but would still include 40 units of senior housing for which no parking would be provided, and a retention of the existing services for which there would be parking on the site.

**Civic Center Drive Area Planning.** The BOS has approved a plan and specifications for the multi-use path and alterations for Civic Center Drive related to the SMART station, and SMART is expected to begin operations in spring of 2016. As was discussed at the last Land Use meeting, there is a master plan for the whole area, including \$2 million allocated for Civic Center Drive improvements, bike lane, traffic signalization, etc. It is not clear that all these plans have been sufficiently coordinated with roadway plans and drainage plans. The east-west ped crossing remain a concern.

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