

## MARIN CONSERVATION LEAGUE

### Land Use, Transportation, Water, & Agricultural Land Use: August 5, 2015, 9 to 12

Present: Susan Stompe chair; Priscilla Bull, Nona Dennis, Don Dickenson, Jana Haehl, Kate Powers, Judy Teichman, Ann Thomas, Doug Wilson, Periann Wood. Guests: Lori Schifrin.

**July 1, 2015 Meeting Notes.** OK as amended.

**Black Point Community Plan.** Susan described the process, including the community advisory committee's deliberations to develop recommended guidelines for house size in the planning area. She and others noted that the planning area, including Black Point and Greenpoint, has widely varying parcel and home sizes. The advisory committee recommended they believe would be sufficiently limiting while accommodating the area's diversity, and MCL's North Marin Unit has recommended MCL support their recommendation to the Board of Supervisors.

MCL policy recommends limiting house size and the CWP states that this should be addressed on a community by community basis in community plans, as is proposed. The Black Point committee did not support specific numbers because of the variability in lot size in the area.

M/S (Ann/Susan) and approved to recommend MCL accept the North Marin Unit's motion to support the Black Point advisory committee's position, as stated in the staff report. This is based on median FAR. It states the floor area ratio of development projects for the construction of new single family residences or additions shall not exceed the median floor area ratio within 600 feet of the surrounding neighborhood (includes only those unincorporated parcels located within the Black Point and Green Point planning area) by 10 %, unless the development project is consistent with specified criteria. [Note: Don did not vote on this action]

**Civic Center Drive Letter.** Following several meetings, with Supervisor Connolly, the Farmers' Market architect, and others, Kate drafted a letter to go to the BOS urging that they look at the campus as a whole, including consideration of creeks, bike paths, and other elements rather than piecemeal planning. She noted that the group working on the permanent farmers' market is now considering locations other than the "Christmas Tree" parcel.

M/S (Jana/Ann) and approved to recommend the letter be sent to the BOS, including some edits that were suggested by the Land Use Committee at this meeting. Nona suggested that it would be good to follow up the letter with a statement at BOS open time following receipt of the letter.

**Transportation Issues.** Nona noted that revised CEQA regs disallowing use of LoS (Level of Service) as an impact complicates traffic impact analysis in EIRs. CEQA does have to analyze consistency of traffic with general plans, many of which utilize an LoS yardstick.

**PG and E San Rafael Brownfield.** Roger Roberts has asked that MCL comment or write regarding PG&E's plan to remove 35,000 yards of dirt from the old office site in downtown San Rafael. It was not clear how to address this concern, but members thought that MCL could write to the air district to ask that the utility ensure that the public would be fully informed with the results of its monitoring of this operation.

**draft**

**Whistlestop Redevelopment.** The senior housing and services facility being proposed at this site is not yet a formal application to the City of San Rafael. Committee comments indicated members this this is not a suitable site for housing due to air quality and other issues. This will be on next months; agenda.

**Bio Marin/Expansion/San Rafael Corporate Center.** Lori has been following this project as a concerned neighbor and noted that various public notices have sometimes had incorrect information about location or size. A negative declaration is proposed. The approved master plan for the site specifies five buildings that would be built in phases, and the final phase is now being carried out, including an amendment to allow an additional parking. The project is scheduled for the San Rafael PC on August 25. A group comprised of Lori, Don, and Kate has not had time to thoroughly review this but Priscilla suggested it may be possible to develop some statements from existing MCL positions in order to address the PC and oppose a negative declaration. A letter will be prepared and circulated to persons attending today's Land Use Committee meeting.

**Water Issues.** 1) The major issue is the MMWD board's July 7 decision to drop consideration of herbicide use from their vegetation management plan and associated EIR. The District has not used herbicides for 10 years and, as a result, loses an average 56 acres of healthy habitat to broom each year. Non-herbicidal strategies have been unable to control this invasive plant. It is not clear how the District can refuse to consider herbicides as an alternative in an EIR. so this issue could have broad implications if that happens. 2) Public works staffs in all jurisdictions are working to implement the new NPDES (National Pollutant Discharge Elimination System) stormwater permit, the state legislation requiring measures to reduce or eliminate contaminant runoff into municipally owned storm drain systems and waterways. Program mandates from the state are periodically revised and the current revision has stronger mandates regarding specific contaminants: pesticides, pet waste, sediment, and trash. Marin programs are coordinated through MCSTOPPP (Marin County Stormwater Pollution Prevention Program).

**AG Updates.** Judy reported on two major items. 1) The NPS ranch management planning process is ongoing, but nothing new has been posted on the website. 2) Regarding Marin's Local Coastal Plan, County Planner Jack Liebster notified her that the County plans to resubmit their LCP land use and implementation plan amendments for Coastal Commission approval. The BOS will vote on their resubmittal on August 25. Most areas of disagreement between the County and CC have been resolved. Areas in which differences remain regard language on agricultural production, housing units on contiguous lots in common ownership, and product sales on site.

Notes: AT