

MARIN CONSERVATION LEAGUE
Land Use, Transportation, and Water Committee: October 3, 2018, 1 to 3 PM

Present: Susan Stompe, chair; Nona Dennis, Don Dickenson, Rick Fraites (arr: 10:15), Bob Miller, Pat Nelson, Kate Powers, Judy Teichman, Jill Templeton, Ann Thomas, Greg Zitney.

PRIOR MINUTES. Minutes of September 5, 2018 approved as distributed.

AGENDA. Approved as distributed.

LEACH FIELD PROPOSAL AT STONETREE COURSE, NOVATO. The City of Novato is currently considering adoption of a general plan amendment to incorporate lands at 290 Grandview Avenue within the City's urban growth boundary, including findings that construction of a leach field on an easement in the Stone Tree Golf Course property is consistent with the property's master and development plans. The leach field is proposed by the property owner at 290 Grandview, which is in the County, and the leach field would be located in the City, on an open space easement in a forested area within the voter-approved urban growth boundary. According to details reported by Land Use members, the house lot was created as a result of a lot split approved by the County despite the fact that the lot at 290 did not have percolation quality sufficient for a septic system – which is required in Black Point. An application for a house on the site that was approved by the County in 2014 was upheld following an appeal filed by the Black Point Improvement Club's Hank Barner. Approval of the current proposal could create a precedent for houses in Black Point that have failing a septic systems or want to subdivide.. MCL's North Marin Unit has recommended opposing this amendment to the urban growth boundary to accommodate home construction on an legally created lot. There was extensive discussion about this issue.

Recommendation. M/S(Nona/Ann) and approved to recommend that MCL support the North Marin Unit's recommendation to urge the City of Novato to protect the urban growth boundary and deny an amendment to the UGB that could allow a septic system to be built on the easement at the Stone Tree Golf Course. There were three abstentions.

SILVEIRA RANCH SOLAR FARM. The county CDA has a pre-application to construct a utility solar and energy storage facility consisting of approximately 11,310 solar modules and 66 string inverters on the Silveira property north of Rush Creek and the airport and south of the access road to the landfill. The proposed solar arrays would reach a maximum height of 8 feet above grade and the project proposes to interconnect to an existing onsite PG&E distribution system, with additional energy storage technology proposed to allow for onsite energy storage. Power generated would be sold to Marin Clean Energy (MCE) through a long-term Power Purchase Agreement. The zoning for the site is A2 (Agriculture, Limited, 2 acres minimum lot size). As this is a pre-app, no action at this time.

SAN GERONIMO OUTREACH. MCL considered organizing informational workshops with other groups, but plans are on hold until after October 26 court hearing on merits (earlier ruling was temporary injunction).

LOCAL COASTAL PLAN UPDATE. There is a PC hearing next Thursday.

2007 MARIN COUNTYWIDE PLAN SUPPLEMENTAL EIR WITH A FOCUS ON POTENTIAL CUMULATIVE IMPACTS TO SALMONIDS IN SAN GERONIMO VALLEY

Comments on the FSEIR are extended to October 8 and there is no schedule yet for PC or BoS hearings. Ann to follow.

COMMUNITY MARIN. A redraft of the Agriculture section was presented for review before Nona and Ann took it to the CM update committee. As time was short committee members were asked to send any comments to Nona and/or Ann within the next few days. After that it will go back to the update group, which is meeting on second Tuesday evenings.

TRANSPORTATION ISSUES (TAM). 1) Work is needed on San Rafael's multi-use pathways and the City is in the process of seeking grant money to assist with that. Kate said she hoped that it would be possible to get more transportation projects to be designed to also improve waterways.

GENERAL PLAN UPDATES. 1) An administrative draft of the Novato General Plan was due this week. 2) The first meeting for public input regarding the San Rafael general plan update is this evening.

AGRICULTURAL LAND USE. There is a substantial speaker program set for the next quarterly workshop, on October 26. Land Use Committee recommended that this be advertised in the next Email new bulletin. Kate will draft some wording. Judy said there is midday meeting in Nicasio on Monday by a new group addressing agriculture and featuring author Gary Nobhan.

Ann noted that the state legislature recently approved AB 2470 which codifies the Invasive Species Council of California, to be co-chaired by the Secretaries of Agriculture and Natural Resources, and also approved \$2 million in new invasive species funding. Up from zero. This might be of help in Marin County.

Notes: AT