

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

Present: Marge Macris, Chair; Alan Bortel, Priscilla Bull, Don Dickenson, Randy Greenberg, Jean Starkweather, Susan Stompe, Ann Thomas, Don Wilhelm. Met at MCL, 8 to 10:45 AM.

October 6, 2010 Meeting Notes: Approved as distributed.

Community Marin/CWP Issues: The Community Marin update process is moving slowly. At the 10-29 meeting a number of Sierra Club executive committee members came and spoke about the process they would undertake to review the several chapters that have been done to date, and in some cases approved by other participant groups. Three chapters have priority due to the ongoing LCP revision: housing agriculture, and biological resources and these will be addressed at the November 19 CM meeting. Roger Roberts will be asked to work on an economic vitality chapter and although the transportation section needs an update this is put aside for the time being to focus on the three priority chapters.

Housing Issues Forum. There was a discussion about possible panelists for a workshop or breakfast on housing issues, e.g. ABAG and state guidelines and RHNA numbers. The earliest a program would be scheduled is late January.

San Rafael SMART Station Design/Citizens' Advisory Group. (Jean/Marge) The citizens' advisory committee on land use planning for SMART stations, on which Jean is a member, visited several transit stations around the Bay including at Menlo Park and Rockridge. The next meeting is November 9. Marge said that planning for the Civic Center (northern San Rafael) station is important because of the creek and housing development potential west of 101.

Novato General Plan. (Susan) The 23-member housing working group that the city manager appointed had their first meeting the preceding week. They are not yet all familiar with planning processes so not working on the housing element, and the general plan work has come to a standstill. The group decided they would not have more workshops on housing-related issues.

Transportation. (Don W) SMART. Don will attend the November 6 SMART board meeting in Santa Rosa at which they will discuss cost issues, bonding and phasing. The board has several knotty issues with which to deal including these: the NCRA's allegation that SMART owes them \$20 million for track work that has been done, and how to deal with, and pay for, federal requirements that the system include new safety technology called Positive Train Control. SMART is spending a tremendous amount of money on engineering and design. TAM (Transportation Authority of Marin). 1) TAM will soon open the bike path from Mission to Los Ranchitos where there is a costly maintenance issue. 2) The Central Marin Ferry Connection phase 1 is being designed; the project eventually plans to connect the rail r-o-w to Wornum Drive. 3) The consent calendar at the last TAM board meeting included many consultant issues which he would like to see dealt with more openly. 4) TAM has consultants working on several aspects of AB375 and it puzzles him why they are doing this rather than leaving it to the County and the cities which are the entities that deal with land use planning. It appears that TAM may be assuming, or presuming, some influence for land use planning associated with the state legislation. Among his concerns is whether dollars are being spent in duplicative ways.

Skywalker Properties, Lucas Valley. AN EIR consultant has been selected and the County is working on completing the project description.

Kelleher Lumber. (Susan) This is still not scheduled at LAFCO

Hanna Ranch. (Susan) Susan others met with the developers who said they would have an EIR out this fall but that has not happened. Neither the city nor the developer wants housing in the plan which includes a hotel, two restaurants and some mixed use commercial/office space. The big issue is whether there would be an alternative access from Rte 37.

Meteorological Towers. (Nona) Committee discussed conditions that they would like to see attached to any approval for this test project. MCL, Marin Audubon and Environmental Action Committee have appealed staff approval of the 198-foot tall meteorological towers in West Marin to study wind energy possibilities. The appeal was based on a faulty process but it is likely that the project will be approved. Committee agreed that we should try to influence approval to include good conditions, including a bird protection plan, rigorous monitoring (generally done by carcass count), and agreement that if there appear to be excessive bird strikes the towers should come down. Nona will consult with MAS and EAC about how best to approach this.

Marin General Hospital Expansion Project. (Ann) The MGH consultant team gave a presentation to the October 27 Kentfield Planning Advisory Board (KPAB) meeting on four dsite layout schemes that moved the parking garage to different places on the hospital campus, and their rationale for concluding that the proposed arrangement was the only one that worked. Alternative layouts had been suggested by the KPAB which generally opposes the current layout due to the mass and height of the seven-story garage immediately adjacent to Bon Air Road, and the failure to include parking for future use of the approximately 67,000 square feet of vacant space in the old hospital structure. So far the MGH team has not discussed their proposal with the City of Larkspur nor have they responded to the County's request for an MOU on the EIR.

Spirit Rock Master Plan Amendment Initial Study. (Nona) She has tried to read the negative declaration for this fourth phase of implementation of a 1988 master plan which has been modified along the way. This phase asks permission to have an unlimited number of program participants on site in exchange for including a plan to protect the natural resources. Although the limit now is 370 persons there have been as many as 1,600 people attending their events. This has not yet gone to the Planning Commission.

Target. (Nona) Nona is filling in for Roger Roberts who has been following this project proposed for the area near Home Depot in San Rafael. She said Roger believes there should be a study to assess the economic effect this project could have on local retailers. Don D will give her a study done for a comparable project in Petaluma.

North Marin Water District Aquaduct Energy Efficiency Project. (Susan) Susan attended a scoping session for this North Marin Water District project to enlarge the pipeline from Kastania to Redwood Landfill in order that water from the SCWA could flow south without pumping.

Whaler's Point. The County is determining completeness for this proposed three-story hotel.

Next meeting December 1, 2010

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