

MARIN CONSERVATION LEAGUE
Land Use and Transportation Committee Meeting Notes: December 7, 2011

Present: Gail Wilhelm, chair; Janet Allen, Alan Bortel, Priscilla Bull, Joy Dahlgren, Liz Dale, Nona Dennis, Don Dickenson, Randy Greenberg, Jana Haehl, Rachel Kammins, Karen Nygren, David Schnapf, Susan Stompe, Ann Thomas, Don Wilhelm. Met at MCL, 9 to 11 AM.

November 2, 2011 Meeting Notes: M/S (Susan/Jana) and approved with one change: under “San Rafael Airport Sports Complex” change in first sentence to “...the EIR may be legally...”

Grady Ranch Precise Development Plan (PDP) Draft Supplement to 1996 Master Plan FEIR. Lucas Valley residents Liz Dale, Joy D and Rachel K attended this meeting to discuss their concerns about the proposed project. Rachel said the Lucas Valley HOA enlisted a consulting geologist to review the Supplemental EIR and as a result of his work they perceived a number of procedural and technical problems with the EIR and the project. Among concerns, she said, are the zoning designation, and cutting of alluvial materials. She believes there is no guarantee the project will actually get MMWD water.

Committee members clarified that the PDP would further implement the master plan, which was adopted by the Board of Supervisors in 1996 and which has been partially built. The proposed project is an amendment to the approved master plan and the current phase, which is on the Planning Commission agenda on December 12, is the adequacy of the supplemental EIR but not the merits of the project. Nona said she believes the supplemental EIR is not adequate.

Current project implementation would be a six-story structure of about 270,000 square feet on a 52 acre development area. There would be an aggressive treatment of the creek running along the property, including raising the creek bed to what is described as “historic levels”.

It was M/S (Ann/Jana) and approved to authorize Nona to draft a letter of comment on the Supplemental EIR, addressing procedural adequacy and itemizing substantive deficiencies, and circulate the letter to the committee before Monday, December 12, for comment.

650 San Pedro Road. The Planning Commission has recommended denial of the project but as it is a rezoning it will go the Board of Supervisors for action.

Local Coastal Plan. Nona will address the Planning Commission on this, on behalf of the Community Marin group.

Community Marin Update. The coalition group is still trying to complete the policy document to be able to distribute to constituent groups by January or early February.

Development Code/Tree Ordinance. Priscilla reported that the recent modification of the tree ordinance is intended to close a gap in the existing ordinance by reducing the number of trees a property owner can remove each year without a permit from five to two. County planning staff will focus next on drafting a wetlands protection ordinance, in response to the Countywide Plan policy requiring creation of wetlands conservation areas. Following this their intent is to do a full revision of the tree protection ordinance. Susan will attend the BOS meeting at which this is agendaized and will ask the BOS to consider lowering the tree removal permit fees as high fees tend to encourage illegal cutting to avoid the cost.

Transportation. Don W reported that the TAM (Transportation Authority of Marin) staff has released a summary of funding topics for the regional transportation plan (RTP). As the MTC (Metropolitan Transportation Commission) is charged with implement AB 375 the RTP has to reflect the goals of that state legislation and traffic congestion is on the bottom of the list. Fund requests will be judged on greenhouse gas emission reduction. He reviewed the list of projects that will be proposed for regional funding over the next 20 years, and it includes \$15 million for the bridge over East Sir Francis Drake Blvd for bikes and pedestrians coming from the Cal Park Tunnel, so they can cross SFD without going to the existing overpass 300 feet to the east.

Golden Gate Baptist Seminary Project. The Planning Commission will have a field trip to this project site on December 19. Susan and Nona will confer on MCL comments.

Port Sonoma/Carneros Ranch. The MCL executive committee approved \$1500 to be matched by \$1500 from another participant in the environmental coalition seeking to have Sonoma County require an EIR for this project The \$3000 is to be used to cover costs of an initial legal review to determine if participating groups should proceed with legal action. The full process is estimated to cost \$10,000 to \$15,000.

Next meeting January 4, 2012.

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