

MARIN CONSERVATION LEAGUE

Land Use, Transportation, and Water Committee: August 1, 2018, 1 to 3:15 PM

Present: Susan Stompe, chair; Priscilla Bull, Nona Dennis, Rick Fraites, Larry Kennings (via speaker phone), Bob Miller, Linda Novy, Kate Powers, Dan Segedin, Ann Thomas, Doug Wilson (arr: 1:50), Greg Zitney. Guest: Jerry Meral, proponent for Proposition 3 on November ballot.

PRIOR MEETING MINUTES. Minutes of July 11, 2018. Approved as distributed.

AGENDA. M/S (Vicki/Rick) and approved to accept the agenda with addition of report on the Donahue Highlands development proposal.

STATE PROPOSITION 3. Jerry Meral, water program director at the Natural Heritage Institute and a proponent for the \$8.9 billion Water Supply and Water Quality Act of 2018 (Proposition 3 on the November ballot), provided an overview of the bond measure. Among comments;

- The measure has little overlap with Proposition 68, which was approved in June.
- If Prop 3 is enacted the state's bond indebtedness would remain under six percent, which is the state's goal. The debt ratio is based on the general fund, which has been at a relatively high level in recent years, sufficient to keep debt under the target six percent.
- He listed categories in the measure which could potentially provide benefit to some Marin County programs, including salmonid restoration, ag land conservations, and more.

Nona noted some issues about Prop 3 raised by the Sierra Club including: 1) limited oversight for fund allocation by the state legislature; 2) would provide funds for repair of the Friant-Kern canal, which could facilitate the canal authority's ability to fund dam projects. These were discussed.

Recommendation. M/S (Ann/Nona) and approved to recommend to the MCL board that MCL endorse Proposition 3 on the November 2018 state ballot.

SAN ANSELMO FLOOD RISK REDUCTION EIR/MERITS. The BoS hearing to consider FEIR certification and project merits is changed to September 11. The FEIR will be out by September 1.

WATER ISSUES. Ann reported. 1) The Marin Municipal Water District's long-overdue DEIR for the draft Biodiversity, Fire, and Fuels Integrated Plan (BFFIP) is expected by end of 2018. 2) MMWD is currently in the process of selected a new general manager, with Krishna Kumar retiring in December. 3) A water speaker program has been tentatively scheduled for September 20.

AGRICULTURAL ISSUES. Almost 40 people turned out for the very informative July 27 quarterly agricultural land use meeting. Next meeting is October 26.

COMMUNITY MARIN. This joint policy committee is not meeting in July and August. Meetings resume on September 11 and are tentatively scheduled to be ongoing on second Tuesdays.

TRANSPORTATION ISSUES (TAM). Kate reported on TAM issues. The renewal of the transportation sales tax was approved for the county's November ballot. The measure would extend the current tax by 30 years.

STATE RTE 37 POLICY COMMITTEE. Susan reported on the most recent meeting of the State Route 37 Policy Committee, the multi-county committee underway since 2015 to develop a plan addressing flooding on Hwy 37 between Marin and Solano counties. The committee most currently discussed a proposal, which came out of the Resilient by Design process, for a roadway on 20 foot high pilings from Sears Point to Mare Island, including with it a separate structure for pedestrian and non-motorized vehicular traffic. The separate structure would intrude into high value wetland habitat through which 37 is built. This fairly expensive proposal is one among several that have been reviewed, and some of the participating agencies, such as American Canyon, are pushing for shorter term solutions that could be in place sooner than a major project could be completed. Rick said a proposal has been made to do a movable median to allow for an additional lane in the direction of greatest demand, similar to the Golden Gate Bridge. It is a quick fix, but very expensive.

GENERAL PLAN UPDATES. There is nothing new regarding the Novato or San Rafael planning process.

SANTA VENETIA DESIGN REVIEW, 70 OXFORD DRIVE. This application seeks approval for a new 12,112 s.f. residence with more than 5,000 s.f. of other structures on a 27.8 acre site in Santa Venetia. Design review is required as the home is more than 3,500 s.f. in size and would exceed the 30 foot height limit. A tree removal permit is also need to allow removal of 14 protected oak trees. Although the proposed construction is less than a two percent FAR, the *Santa Venetia Community Plan* identifies 70 Oxford Drive as a key property and lists a number of constraints and policies to be observed in a development process. The project is currently being reviewed for completeness.

DONAHUE HIGHLANDS, MARIN CITY. This application proposes subdivision of a 49.8 acre site at the end of Donahue Street, on an upper ridge of Marin City, into 18 single family residential lots ranging in size from 6,534 s.f. to 209,088 s.f.. Development would include an access road and related roadway improvements. Several technical studies and reports are listed on the project's planning page, though environmental review is not yet underway. According to county environmental planning manager Rachel Reid the project will require an EIR and the CDA is currently in the process of selecting a consultant and receiving funding from the applicant. Timing is uncertain.

SAN RAFAEL AIRPORT/COUNTY MOU. Susan and Kate have been monitoring the ongoing negotiations between the county and the private airport to resolve maintenance of the levees surrounding the airport, and planning for restoration of a portion of the land. This involves a land trade between the two entities which will require the airport to build a levee to protect itself from sea level rise. The public meeting on the draft MOU is August 15, with comments due to the county on August 20. It will then go to the State Lands Commission.

EASTON POINT. With the court's denial of the applicant's appeal of the county's failure to approve a tentative map and development plan for the 43-home subdivision, the Tiburon Open Space Committee continues to seek a dialog with the owner regarding purchase of the site. In addition to the court's recent actions, there is a new lawsuit brought by a community group - TRUST or Tiburon-Belvedere Residents United to Save Trails - alleging the Martha owners have fenced off historical trails on the property. TRUST members are holding an informational meeting on August 7.

Notes: AT