

**MARIN CONSERVATION LEAGUE**  
**Land Use, Transportation, and Water Committee: March 6, 2019, 1 to 3:15 PM**

Members Present: Susan Stompe, chair; Nona Dennis, Don Dickenson, Randy Greenberg, Larry Kennings, Vicki Nichols, Linda Novy, Kate Powers, Pam Reaves, Ann Thomas, Greg Zitney. Also guests: San Anselmo Planning Director Elise Semonian and Asst Planner Sarah Price; San Anselmo Planning Commissioner David Swain; Novato Planning Commissioner Susan Wernick; Diane Kay; guest speakers Marin CDA Asst Director Tom Lai and Advance Planning Manager Jack Liebster.

**PRIOR MINUTES.** Minutes of February 6, 2019 approved as distributed.

**COUNTYWIDE PLAN UPDATE.** With the Marin Countywide Plan due for revision, Tom and Jack gave a report on the current status of the update. Some of Tom's comments on the CWP follow.

- General plans are typically updated every 10 years and the Marin CWP's last revision was 2007.
- A plan update means that data must be updated and an implementation plan included. There are more than 700 programs in the 2007 CWP and not all have been implemented.
- A work program for the CWP will be presented to the BoS in mid-2019.
- The Stream Conservation Area is the first element that will be worked on. As a consequence of policies and programs in the 2007 CWP the county adopted an SCA ordinance in 2013 for which it was sued, and the court ruled that Marin County failed to adequately analyze the cumulative impacts of future development in the San Geronimo Valley on salmon habitat in the EIR for the 2007 Plan. The 2007 Plan had set out 20 to 100 foot SCA buffer zones.
- Planners are aware that there is an interest in strengthening protection for waterways but the Marin unincorporated area is largely built out.
- The County has a density program to incentivize development that has public benefit.

Jack is coordinating the County's climate change program and his comments included the following.

- Marin County has an inter-agency partnership group in which the county, cities and towns, and agencies work collaboratively on climate action and sea level rise plans (he noted this was a recommendation of *Community Marin 2013*).
- What we (the County and partners) are doing will, however not change what is happening. Ocean rise is already baked into the system. New projections suggest a 6 to 7 foot ocean rise by 2100.
- A development assessment and adaptation plan, *C-Smart*, was done for Marin's western coastline.
- The county recently received two grants to look at nature-based solutions to address sea level rise/climate change so they are looking at "green" infrastructure that could be done to address the problem, for example a naturalized dune.
- Tomales Bay is impacted by waves, though they are not large, but has buildings in the water.
- On a larger scale the county is pushing for a Baywide collaboration network, a larger body of study, with approaches shared.

Tom and Jack answered some committee members' questions, and said they would be willing to attend this committee again when the Countywide Plan update process gets underway.

**NORTHGATE WALK.** Greg and Larry reported on discussions with San Rafael Community Development Department Director Paul Jensen regarding the Northgate Walk project's "piecemealing" issue. They learned that there were some data errors in the applicant's application and the application will be resubmitted. There does not seem, however, any likelihood of big changes at this time. It is clear from Paul that the city believes they looked at a 572 exemption, and consulted with a CEQA firm, including parameters to get the project below the five acre range and avoid CEQA review.

Pam said she would like the project shifted toward 101 and away from residences, and that she is concerned the project does not seem to be consistent with the city's general plan.

Greg and Larry also asked the city to rewrite the project description. There will be more public review of the project but, Greg noted, many of the remaining issues are not CEQA matters.

Committee agreed that it would be appropriate to raise issues regarding the city's process as followed with this application, not expecting a change in the project but aiming to have the city become more diligent about encouraging public review for future projects.

**SAN GERONIMO GOLF COURSE.** Randy provided an update on the golf course election process, and the BOS hearing at which the staff report on initiative impacts was accepted and the initiative scheduled for the March 2020 ballot. She noted:

- The report indicates implementation of the initiative would have virtually no fiscal impacts and no impact on housing but a possible impact on area property values.
- The initiative petition appears to have been written in expectation that a golf course would continue if the initiative were approved, but this is not so; the property owner would not be required to operate a golf course, but a golf course would have to be the primary use of any operation..
- Zoning by initiative is a huge concern around the country.

**WATER ISSUES.** 1) MCL members who monitor MMWD activities, along with representatives of Marin Audubon and Friends of Corte Madera Creek, are concerned that the proposed FY20 and FY21 water district budget proposes reductions in support for staff and services for both the Mt. Tam and Lagunitas Creek watersheds, and that these would have a negative impact on the natural environments for both areas. Several of these groups' representatives met recently with the MMWD GM Ben Horenstein and have also attended committee and board meetings where the budget is discussed. 2) The MMWD vegetation management plan EIR most recently promised for late 2018 release is now set for release at the Watershed Committee meeting on March 21.

Due to time constraints, other reports were deferred.

Notes: AT