

## MARIN CONSERVATION LEAGUE

### FINAL Minutes

#### Land Use, Transportation, Water, Agricultural Land Use: June 1, 2016, 9 to 11:20 AM

Present: Susan Stompe, chair; also Alan Bortel, Nona Dennis, Don Dickenson, Randy Greenberg, Bob Miller, Kate Powers, Judy Teichman, Ann Thomas, Don Wilhelm, Doug Wilson. Guests: Dianne Steinhauser and Nick Nguyen of TAM, Matt Zweier with Assemblymember Levine's office.

**May 3, 2016 Meeting Notes.** OK as presented.

**Highway 37 Project Update.** TAM ED Steinhauser gave a detailed report, including a PowerPoint slide show, regarding options under review to reconstruct State Route 37 from Novato to Solano County. The project to reconstruct the two-to-four lane, 21-mile corridor is being guided by an MOU partnership between the Marin, Sonoma, Napa, and Solano transportation agencies in cooperation with Caltrans and MTC (Metropolitan Transportation Commission). The project goal is to increase the capacity of SR 37, the major travel route from Marin County to Solano County, to meet forecasted traffic increases, and to elevate the road so that it can continue to be used as sea and bay waters rise. The portion of the route most vulnerable to sea level rise is in Marin County where the elevation on much of the road is 1.1 foot above sea level although a portion of it is more than 15 feet high. The elevation in Sonoma is 3.6 to 11.8 feet and, in Solano, from 8.3 to 15.2 feet.

Three road designs have been considered: berming to buffer it from SLR, rebuilding as an overland box girder causeway, and rebuilding it as a slab bridge and causeway over land and water with wetland restoration accomplished below the roadway. Estimated costs prepared by Caltrans range from about 1.2 to 3.8 billion. Various options are being considered to finance the work which would almost surely result in a toll of some sort being levied on the road's use as there may not be sufficient public funds available to do the project, Ms. Steinhauser said. A private toll operator has approached the partnership about assuming the project from Hwy 121 to Mare Island, including full control of this portion of road, but she said Caltrans is unlikely to agree to this private control as 37 is regarded as a "lifeline" route.

**AB 2087.** Committee discussed this Assembly bill to set up a new system to identify wildlife and habitat conservation needs in regions around the state, pre-approve and prioritize them to serve as mitigation available as needed for projects. The bill was introduced by Assembly member Marc Levine, was amended and passed by the Assembly Water, Parks, and Wildlife Committee, and is headed for the Senate. Land Use Committee. Members expressed concern that the process set up would be a mixed bag of good ideas and potential drawbacks. Having pre-approved compensation projects ready to be used by development projects with environmental impacts could expedite projects that should require more environmental review, and result in using mitigation credits for a project that is a significant distance from the impact when our preference is on-site, or nearly on-site, compensatory mitigation for project impacts.

M/S (Ann/Randy) and approve to write a letter to Assemblyman Levine noting our concerns about the possible negative consequences on this legislation. Ann to draft.

**Oakview/Daphne Project.** A pre-application was submitted to County CDA for a revised project at this almost 10 acre Marinwood site. An earlier approved master plan provided for 75 units of assisted living units and 75 independent senior units. The new proposal is fewer units that are larger and are all assisted living, so there is no affordability requirement. Another development proposal for the Marinwood area is for 26 homes off Lucas Valley Road.

**Tam Valley Memory Care.** Advocacy Development Partners has submitted a proposal for a 72-bed residential care development on the Peace Lutheran Church property on Tennessee Valley Road. The project includes a proposal to subdivide the 4 acre property into three lots: for the church, the residential care facility, and a parcel set aside for future development.. The existing church is proposed to remain on Parcel “A”; Parcel “B” would be developed with the residential care facility; and Parcel “C” would be set aside for future development.

**Gross Field.** In an unexpected development, the Federal Aviation Administration (FAA) notified the Marin County Department of Public Works in early May that it is preparing a supplement to the June 2014 Final Environmental Impact Statement to address changes to the proposal for a runway extension sought by the airport proponents. The proposal, in the planning process since 1989, was to change the runway’s length from 3,300 feet to 4,400 feet, but updated FAA studies indicate that only a 300 foot extension is necessary to serve the existing fleet that uses the airport. The FAA study noted that there has been a reduction in the number of takeoffs and landings from larger aircraft and other planes that require longer runways. As much of the runway could experience inundation due to sea level rise in the near future the more modest project seems prudent. Susan distributed copies of a draft letter prepared to support the shorter runway but will attend a meeting on this project the following evening and revise the letter as appropriate. Committee agreed with this as the shorter runway is an existing MCL position.

**Housing 4 Points Sheraton.** About 200 people attended a May 18 informational meeting to introduce this proposal for enhanced use of this central commercial area on Northgate Drive at Freitas Parkway in Terra Linda. The project, which has been submitted to the City of San Rafael, proposes to demolish the existing commercial building and gas station at this intersection and construct a new five-story, 42-unit residential condominium building on that portion of the site; demolish the amenities part of the existing hotel and construct two new five-story residential condominium buildings with 66 and 74 units, respectively. The total proposed for both sites is 182 units, including 140 condominiums and 42 senior units.

**Ag Land Use.** The NPS is in the process of developing ranch management plans and Sally G and David L are planning several workshops in the fall (Sept 13 & 27 Oct 11 & 25, and a final one in November) to prepare interested persons to be able to review the plan proposals. The next quarterly Ag Land Use meeting will be July 22, focused possibly on elk and management of the Tule elk herds.

**Plan Bay Area.** The controversial regional planning effort is beginning its first revision. A kickoff informational public workshop is set for June 4.

The next meeting of this committee is July 6, 2016.

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