

MARIN CONSERVATION LEAGUE
Land Use, Transportation, and Water Committee
September 6, 2017, 9 to 11:15 AM

Present: Susan Stompe, chair; also Priscilla Bull, Nona Dennis, Don Dickenson, Randy Greenberg, Bob Miller, Kate Powers, Jerry Riessen, Judy Teichman, Jill Templeton, Ann Thomas, Greg Zitney.

ANNOUNCEMENTS. County planning staff is recommending rezoning and development code amendments for 19 properties around Gness Field in northern unincorporated Novato. Currently 15 of the 19 are zoned M-3 (planned industrial), and four are split-zoned M-3(planned industrial) and RCR (resort and commercial recreation. The M-3 classification is no longer a zoning district in the county's Development Code and the staff report states the rezoning is an effort to bring the zoning into consistency with current uses and the Countywide Plan land use designations. The properties would be rezoned to OA (Open Area), PF (Public Facility), IP (Industrial Planned), or A-60 (Agriculture, one unit per 60 acres). Further, the Development Code would be amended to include "storage, personal storage facility" as a permitted use in the IP district.

MINUTES OF PRIOR MEETING. Minutes of August 2, 2017 OK as distributed.

AGENDA. OK.

TRANSPORTATION AUTHORITY OF MARIN VISION PLAN. Susan and Kate reviewed this draft of a report, which would serve as a way to prioritize the expenditure plan for TAM through 2040. The plan has been prepared preparatory to the ballot measure campaign in 2018 to extend, and possibly increase, the one half cent Measure A transportation sales tax approved in 2004, and which expires in 2024. Comments on the draft are due September 22, and Kate recommended that MCL focus on environmental issues, including a request that these be given higher priority in the final document than appears to be the case in the draft.

Following discussion it was agreed that Kate and Susan will draft a letter of comment, based on existing policies in *Community Marin 2013*, on the *Strategic Vision Plan*, and circulate it among committee members, and also to the MCL Climate Action working group, for additional input.

EASTON POINT (MARTHA COMPANY) PRESENTATION. Tiburon Open Space Committee member Jerry Riessen updated the committee, including a PowerPoint, regarding this proposal for 43 residential units on a hilltop adjacent to the Old St Hilary's Open Space Preserve.

- A summary draft ordinance printed in an IJ legal notice will be considered by the BoS on September 19. This leaves scant time for the public to absorb the related material and prepare any comments. Jerry's group is seeking to have the board not act on the 19th but give the public a little more time to participate in the decision-making process on this large project.
- The development would impact Old St. Hilary's open space so the preservation of Easton Point is associated with protecting the existing preserve.
- Many constraints to development exist on the site including about 20 landslide areas, serpentine rock and its unique plant community, and a water tank location that is higher than any of the proposed developable parcels.

- Proposed development would disturb the viewshed.
- TPL (Trust for Public Land) has written three times to the Martha Company, the property owner, to inform them of TPL's interest in acquiring the property but these offers have not elicited a response.
- There has been a checkered legal history in federal courts resulting in the order, two years ago, to change the project. Owners have now done this, including lowering the water tank location and moving some building envelopes to different locations. Marin County officials believe they are now obligated to certify the EIR and move on consideration of merits.
- Written comments are due in four days from this meeting for the hearing set for September 19. Tiburon Open Space has requested an extension of the hearing date to allow the public more time to absorb new material. Jerry believes the 43 house proposal will be certified and a public process will ensue.
- Lawsuits have been filed by other interested parties regarding the effect of the development on water source to downhill lands, and also one stating that the development compromises access with existing public trails.

Recommendation. It was M/S (Judy/Ann) and approved that Randy and Nona will draft a letter stating MCL's concerns about the proposed master plan, and encouraging a wider time envelope be provided for the public to review the plans, also noting that some reports may need to be updated. Don did not vote on this motion.

AGRICULTURAL LAND USE. Sally, Judy, and David are working on the program for the October 27 quarterly ag land use forum. If the notice of intent regarding the general management plan is published by then this will be a featured topic. Land Use committee members discussed MCL possibly holding a workshop for the public on NEPA/CEQA procedures to enable the public to have a clearer understanding of how to meaningfully comment on the management plan. Greg, Kate, and others agreed to discuss the possibility of an MCL public education program regarding environmental review of projects.

NOVATO BALLOT MEASURES. Susan reported to activities of the campaign committees for the Novato ballot measures to extend the Urban Growth Boundary, and also to enact a parcel tax to support watershed/flood control projects. She reported that the MCL Executive Committee had authorized some financing for the UGB campaign.

COMMUNITY MARIN UPDATE. Nona reported that the participants are close to finalizing the draft revision of the Parks and Open Space chapter, and meetings will continue to be held monthly on second Tuesday evenings. The next section to be reviewed is Housing.

TRANSPORTATION. An RFP is now out for a consultant to work on a plan for relocating the downtown San Rafael transit center.

Notes: AT