

**MARIN CONSERVATION LEAGUE**  
**Land Use and Transportation Committee Meeting Notes: August 4, 2010**

**Present:** Marge Macris, Chair; Priscilla Bull, Susan Christman, Nona Dennis, Don Dickenson, Randy Greenberg, Susan Stompe, Ann Thomas, Doug Wilson. Met at MCL, 8 to 10:10 AM.

**July 7, 2010 Meeting Notes:** Approved as distributed.

**Agenda.** Added horse stable application at H and Atherton, Novato.

**Community Marin:** The committee approved two chapters to be sent to the MCL board for final perusal: the Agriculture chapter and a revision of the previously approved Housing chapter which featured new text on house size. There was a robust discussion of the merits of a housing policy that stated exact limits on square footages vs general guidelines that rely on situational analysis, and drawbacks of the existing FAR criteria, The next CM meeting is August 20.

It was M/S (Priscilla/Susan) and approved to recommend approval of the two CM chapters.

**Local Coastal Plan (LCP).** Nona attended the final PC workshop and hearings on the draft plan will likely begin in July 2011.

**North San Rafael SMART Station Design and Planning.** Marge reported that the Housing Collaborative, of which she is a member, convened a meeting of interested persons to discuss circulation and housing issues with plans for the North San Rafael station. She urged that MCL monitor the station planning for both the Civic Center and downtown area.

**Novato. Housing Element.** Susan reported that the draft element, which must meet ABAG's requirement of 446 low/very low/extremely low income housing in the 2007-2014 cycle, has met with public resistance and the city manager has asked that processing be stopped until issues are screened. **Hanna Ranch.** Although the City is proceeding with commercial development on this 19-acre site south of Vintage Oaks, there was a public turnout at a project presentation asking that the project include housing. Many of the comments came from people who did not want sites in their own neighborhood earmarked for affordable housing. **General Plan.** The PC has seen the Redwood Blvd specific plan but cancelled their last two meetings.

**Transportation. Vehicle License Fee.** Doug reported that the BOS has approved placement on the November ballot of the \$10 surcharge on the vehicle license fee to generate extra cash for TAM projects, and that the Sierra Club Marin Group is opposed to the tax. At the September Land Use meeting this committee will consider making a recommendation to the MCL board. Doug will provide a chart showing how funds would be used that TAM created. **Narrows.** Susan will see if someone in the North Marin Unit could monitor the Narrows project. **North Coast Rail Authority (NCRA).** Susan repeated a report provided by Bernie Meyers and Tom McDonald, who are serving on the NCRA board of directors to represent Novato and Marin County. The NCRA expects to certify their EIR in October and begin hauling freight in fall 2010. The Authority is severely under-funded, has no plan to resolve debt and does not have funding for work north of Willits and the cost of upgrading track from Willits to Lombard has gone from \$1.1 million to \$1.9 million. They are working with Novato on quiet zones for which \$2.5 million is budgeted.

**Skywalker Properties, Lucas Valley.** MCL received a copy of the CDA's status report for Lucasfilm's proposed Grady Ranch project. It notes 20 items in which DPW found differences from the old master plan.

**San Geronimo Valley Vegetation Management Plan.** A group of Community Marin steering group members are visiting all the Supervisors to lobby for approval of protections for all native vegetation within the 35-foot riparian zone. The language in the CWP limiting protections along the SCA to "woody" riparian fauna is a problem as it exempts herbaceous species within the riparian community that serve important functions. Another problem in handling the proposed ordinance is that many native trees that grow along the creeks are not considered "riparian" although they have habitat value and should be protected. MCL has asked that the ordinance protect all watercourses, including perennial, intermittent and ephemeral streams. There should be no exceptions because a watercourse is not capable of providing habitat to coho salmon or steelhead trout.

**Marin General Hospital Expansion Project.** The county planner is preparing a response to the Marin Healthcare District's pre-application for expansion at MGH. Major public concerns continue to be the massing of the parking garage along Bon Air and lack of parking in the plans for the vacant 67,000 square feet which could be re-used for non-acute care in the future.

**Kelleher Lumber.** This Black Point business has requested approval for a 1,700-1,800 foot sewer lateral extension to the Novato Sanitary District line serving the Stone Tree Golf Course. This would involve annexation to the District, which is potentially growth-inducing as it is outside Novato's voter-approved urban growth boundary. The request comes about because the onsite septic system is failing and no longer meets Code. So far the new lateral has not been approved and the issue will go to LAFCO for consideration. The North Marin Unit recommends that if Kelleher cannot get its onsite septic in working order then LAFCO should allow a hookup to the Sanitary District and waive the dual annexation requirement for this site only. MCL will provide a letter to this effect.

**H and Atherton Stable Proposal.** The committee agreed that MCL should request a focused EIR for this proposal to redevelop a defunct stable on this 5.88-acre property for a riding ring and stable for 45 horses. The site is zoned ARP but surrounded by residential properties.

Adjourned 10:35. Next meeting September 1, 2010

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