

**MARIN CONSERVATION LEAGUE**  
**Land Use and Transportation Committee Meeting Notes: October 6, 2010**

**Present:** Marge Macris, Chair; Priscilla Bull, Don Dickenson, Randy Greenberg, Susan Stompe, Ann Thomas. Met at MCL, 8 to 9:45 AM.

**September 1, 2010 Meeting Notes:** Approved as distributed.

**Agenda.** Added consideration of 1) North Marin Water District notice of scoping for aquaduct energy efficiency, 2) Master plan amendment Initial Study for Spirit Rock meditation center, 3) MMWD watershed non-profit.

**Community Marin/CWP Issues:** Comments are due in 10/15 from participating organizations on several chapters (Agriculture, Community Development, Parks and O.S, Housing, Transportation, Public Facilities). The group will begin review of Biological Resources if there is time. Marge also recommended that the coordinating group look again at the Housing chapter in light of recent actions and commentary on the ABAG housing numbers, and perhaps add language regarding the state's methodology for housing allocation, e.g. the fact that the state doesn't take account of environmental constraints or permit taking credit for conversion of existing units to affordable units. Land Use members agreed that the CM Housing Section should be revised to include recommendations on this subject. Land Use also recommends that MCL host a program on key issues/concerns that were raised recently about State housing element requirements: a thoughtful presentation on these issues by informed people with differing points of view. Possibly it could be a business breakfast but could also be done in another venue.

**North San Rafael SMART Station Design and Planning/MCL Participation.** Marge continues to attend meetings of the San Rafael citizens' oversight committee on which Jean Starkweather is a member. Board member Bob Spofford has also attended a meeting.

**Novato. *Housing Element.*** Susan reported progress on the general plan update is still hung up on housing element issues which the City Manager is hoping to have settled within the next three months. Several citizen groups are vocally expressing their concern about mandated policies.

**Transportation.** Reiterated concern that MCL does not have sufficient coverage of transportation issues and meetings. Marge will call Don Wilhelm to see if he has time to continue monitoring of major issues.

**Skywalker Properties, Lucas Valley.** The applicant is reportedly working with MMWD to work out an arrangement whereby Lucas would pay for a pipeline to Peacock Gap for recycled water for the golf course, In return they would get a hookup for Skywalker.

**Kelleher Lumber.** Susan said this is not yet scheduled at LAFCO

**Hanna Ranch.** Susan will attend a tour on 10/7 to view the proposed development.

**Meteorological Towers.** The approval has been appealed to the Planning commission. Nona is working on this project.

**Marin General Hospital Expansion Project.** The County sent a 14 page response to Navigant Consulting following review of the MGH pre-application materials incorporating substantial comments from the KPAB, DPW, County Environmental Health and MMWD. Among comments it was noted that the P-F zoning will need to be modified to allow all the project elements. Although the hospital replacement buildings (those regulated by OSHPD) are permitted in the P-F zoning, commercially-oriented outpatient facilities (the proposed Ambulatory Services Building) are not. Thus the district needs to apply to amend the Development Code to allow the land use category “Medical Services – Clinics and Laboratories” in P-F zoning districts. If the Code is amended then non-acute care portions of the project will need use permit and design review approval. Also, although the acute care buildings are not subject to inclusionary housing requirements the Ambulatory Services Building, which would be developed by a private company, and any office space leased to medical practitioners, must meet inclusionary housing requirements. Thus an Affordable Housing Plan should be submitted along the application for a use permit for the non-acute care part of the project. It will take some time for Navigant to comply with the planner’s requests for additional information.

**Spirit Rock Master Plan Amendment Initial Study.** This proposes amending earlier approvals dating back to 1988 which would allow structures near the creek that would not be allowed today. The amended plan proposes relocating and building a number of structures, and may have some good features but it is not entirely clear what the base line is for environmental review. The applicant has suggested that the RLUPA (Religious Land Use Protection Act) applies and means that the County can't place restrictions on the development. Even though the public notice asks for comments by 10/26, it will be possible to comment later when it goes to the Planning Commission hearing so action on this item is deferred until committee members have more time.

**North Marin Water District Aquaduct Energy Efficiency Project.** Priscilla and Ann interviewed a NMWD board member earlier about this project which would not increase the amount of water that is delivered to Marin County from the SCWA. The project would replace an existing 36-inch culvert with a 45-inch pipeline while work is being done to widen Hwy 101 north of Novato and it is planned in conjunction with the “Narrows” expansion because the roadway would be torn up at that time anyway. The new pipeline would run from the Kastania pumping station to about Redwood Landfill and the purpose of increasing the size of the pipe is to allow water to flow more freely (using gravity) without pumping. This would reduce the NMWD’s pumping costs. As this is a water issue Land Use recommends that it be referred to the Water Committee.

**MMWD Watershed Non-Profit.** Briefly discussed the water district’s plan to form a non-profit group, similar to the Golden Gate National Parks Conservancy, to help with funding and maintenance of MMWD lands. According to recent news reports there was a meeting of about 100 people at which this was broached; the IJ article said the nonprofit organization would promote habitat restoration, a watershed education center and naturalist and docent programs. Land Use members wondered if this effort would compete with the several similar groups currently raising money for open space and habitat purposes but suggested that if a group is set up that MCL should offer to have a representative on it.

Next meeting November 3, 2010

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