

**MARIN CONSERVATION LEAGUE**  
**Land Use and Transportation Committee Meeting Notes: April 2, 2014**

Present: Susan Stompe, chair; also Priscilla Bull, Nona Dennis, Don Dickenson, Rick Fraites, Randy Greenberg, Jana Haehl, Judy Teichman, Ann Thomas, Doug Wilson. Guests: George Harris, Assemblyman Levine's office; Brigitte Moran, executive director, and Buddy Williams, project architect, Agricultural Institute of Marin (AIM). Met 9 to Noon at MCL.

**March 5, 2014 Meeting Notes.** Approved as distributed. **Agenda.** Added Heron Hill update.

**AB 2042.** George summarized the purpose of this legislation, to require auto-makers to give consumers the option of purchasing their leased zero-emission vehicle (ZAV) following termination of lease. Honda now does this but others do not. Committee discussed this, including questioning if there would be a way to insure that resale is at market price parity and not so high that purchase would be discouraged. George will look into this.

**Recommendation.** M/S (Ann/Judy) and unanimously approved to recommend that MCL approve AB 2042 in concept.

**Community Marin.** Priscilla reported that the group was in an information-gathering stage regarding its focus on county adaptation to sea level rise. Members have met or spoken with several elected officials and county and city staff members regarding planning done so far.

**Gross Field.** Don and Susan reported. The Airport Land Use Commission (ALUC) met Monday regarding a consistency finding with the airport land use plan but there was no recommendation on merits of the proposed 1,100 foot runway extension through wetlands. The Final EIR was approved by the BOS. Supervisors will appoint a committee to look into alternatives, with members including some commissioners and some neighbors.

**Farmer's Market Ballot Measure.** Brigitte Moran and Buddy Williams described the proposal to use the "Christmas Tree Lot" across from Marin Center as a permanent farmers' market, and the June ballot measure that requires voter approval in order for the project to be allowed. They showed architect renderings of a construction plan that would include 1) provision for 217 stalls, about as many as are currently used at the Sunday market, with a 150 foot square polyethylene fabric canopy that would cover a number of stalls; 2) an indoor retail market building for seven-day usage to house a bakery, demonstration kitchen, small restaurant, coffee bar and other features not yet decided; 3) a 250-space parking lot shared with Marin Center, and a plaza. The ballot measure would allow a change of site use, but not approval for these specific plans which would go to the Board of Supervisors for approval.

AIM would have a 60-year lease on the site, would contribute \$1 million to the county's parking lot construction, and rent use of the lot for the two outdoor market days.

She clarified that AIM is a non-profit and other farmer markets in various locations around the county are organized separately by a for-profit agency.

**Recommendation.** M/S (Judy/Don) and approved to recommend that MCL support Measure B on the June county ballot, allowing this change of use at the Marin Civic Center site.

**Larkspur Landing SMART Station Area Plan.** The 60-day period for public comment on the draft EIR began April 1 following a May 22 hearing on the EIR. A major concern for MCL is that, if the station area plan is incorporated into the city's general plan, this would eliminate much of the discretionary review on projects included in the plan, if or when they are proposed, because the so-called vision plan had been approved and embedded in the general plan.

**Marin General Hospital.** A revised campus plan for the hospital expansion has been approved by the Healthcare District Board of Directors and will be submitted to Marin County CDA for planning review in the near future. Changes from the approved initial plan include the following: lowering the height of the two new hospital pods from 5 floors to 4 floors and remodeling of space in the existing main hospital for hospital uses that would have been on those floors in the original plan; elimination of the 5-story garage abutting Bon Air Road across from the Hal Brown Park, and enlargement of the garage tucked into the hillside away from the road; garage construction to proceed in two phases, half built at the beginning of construction, the other half only after the proposed Ambulatory Services Building (ASB) is developed. Although the acute care hospital is not subject to county review the garage and the ASB, along with roadway changes and traffic provisions during the construction, would be subject to county planning jurisdiction and DPW oversight. A major concern is the hospital's relatively high 89% employee solo driving rate; given that the hospital would ultimately have more than 1,500 FTEs commuting to and from work, this is a component in the area traffic load.

**PRNS Pastoral Zone Elk Issue.** Scoping for the Park Service ranch plan may begin at the end of April. It was noted that although the scoping is for a 20-year ranch leasing process, and the guest elk are part of this, the ranchers are confronted with the immediate problem of an estimated 66 to 76 free-roaming elk in the pastoral zone. In addition there has been a decline (35% in Tomales Point, 24% in Limantour) in elk numbers in the designated habitat areas.

**Marinwood Village Scoping.** Nona attended the March 29 scoping for the Marinwood Plaza redevelopment, and reported that it was well attended. Concerns that were raised included the 101 entrance ramp, air quality, traffic, aesthetics, breaking up the mass of three-story buildings, noise, and the toxins plume under Hwy 101.

**Easton Point.** The BoS have postponed action on the EIR and project to at least their first June meeting, but even this may be pre-mature. Randy reported that there are ongoing discussions in the community about acquisition options.

**Heron Hill Purchase.** This approximately 15-acre property has been acquired from West Bay Builders through the efforts of anonymous donors. The Heron Hill LLC purchased 650 North San Pedro Road, the area known as Heron Hill, for an estimated \$3.4 million. The deal did not include the nearby Bucks Landing; it was hoped that both properties could have been acquired.

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