

MARIN CONSERVATION LEAGUE
Land Use and Transportation Committee Meeting Notes: May 4, 2011

Present: Nona Dennis, Chair; Priscilla Bull, Don Dickenson, Randy Greenberg, Jana Haehl, Karen Nygren, Roger Roberts, David Schnapf, Ann Thomas, Don Wilhelm, Gail Wilhelm. Met at MCL, 8 to 10:30 AM.

April 6, 2011 Meeting Notes: OK.

Announcements. Nona reminded everyone about the May 18, 2011 forum on “Housing in Marin: needs, constraints, opportunities” being co-sponsored by MCL, the LWV and the Marin Environmental Housing Collaborative.

One Bay Area Initial Vision Scenario. There was a lively discussion about the draft document of this land use and transportation plan for the Bay Area, prepared jointly by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC) as required by SB 375. Under SB 375, the Bay Area and other California metro areas must develop integrated regional land use and transportation plans to meet state targets for reducing greenhouse gas emissions, and the Initial Vision Scenario is the starting point to decide where new development should occur. Unfortunately the suggested housing numbers for proposed development in areas along the 101 corridor are drawing concern. Gail said there is an activist group in Novato upset about Novato numbers, and she doesn't see a clear basis for the numbers suggested. In the initial plan San Rafael is targeted to add 5,045 units by 2035 and the unincorporated area 2,738, including 1,517 in the “San Quentin Growth Opportunity Area.” Several MCL reps will attend the May 11 workshop on the Scenario.

Target. Roger reported the San Rafael City Council has postponed their final decision on the retail outlet to their May 16 meeting and that Jonathan Frieman has retained the law firm of Shute, Mihaly, Weinberger to prepare a referendum if the project is approved. He noted that the EIR makes clear that the project to be voted on is not the environmentally superior alternative and that it is inconsistent with the City's general plan and would be an auto-dependent use. It is also contrary to *Community Marin* policies including 5.6 (“Prohibit additional major retail facilities, including regional, sub-regional or Big Box retail centers.”)

It was M/S (Ann T/Jana H) and approved to recommend that Marin Conservation League oppose the approval of the Target development and, if the City Council votes to approve the project, supports the citizens' referendum to overturn the Council's approval.

Easton Point/Martha Property. The County Planning Commission held their hearing on the draft EIR for 43 luxury homes on the prominent 110-acre site in unincorporated Tiburon and will have one hearing on the merits. The final EIR will go directly to the Board of Supervisors. Randy briefed the committee. This is the third attempt at an EIR since 1992. An alternative with 32 units is included but would have a larger footprint on the site than the 43 unit proposal, with homes up to 10,000 square feet in size. Tiburon's policy is to repair all 28 landslides on the site, but the County policy is to do so only if the slides would affect the new development. There is some community interest in buying some of this land for open space but, Randy pointed out, these would be pricey lots.

Alta Robles. This proposal for 13 residences up to almost 8,000 square feet in size was heard by the Tiburon Planning Commission and will go to the Town Council. There are 18 landslides on the 52-acre property on Paradise Drive.

Transportation. Karen and Don reported:

Transportation Authority of Marin (TAM). The TAM has released its draft project listing for Regional Transportation Plan 2040 (RTP) funding, including some SMART projects. The TAM on April 28 voted 9-4 to recommend to the MTC a draft RTP that includes 82 million dollars re-designated from Marin's local transportation projects to help pay for construction of the extension of the SMART train to Larkspur, a portion of the multi-use pathway in Marin, and other capital investments SMART can no longer afford. These funds would come from Marin's share of federal and state dollars allocated in the Metropolitan Transportation Commission (MTC) Regional Transportation Plan. TAM needs to request, and have MTC approve, a change in the regional plan. This action by TAM was done despite the fact that in the 2008 election to pass the SMART funding plan SMART agreed that it would not compete for the funds that feed Marin's own transportation program. TAM's final RTP will be voted upon at their June meeting. Several Land Use Committee members agreed to try to communicate to some TAM members what they are jeopardizing for their own towns if the funds are re-designated.

Novato General Plan. This remains on hold until the housing element is done, probably until September or October.

Lawson's Landing. The Coastal Commission on July 13 will conduct a hearing on a proposal for a 400-acre easement to allow camping for 600 campers.

Vineyard Erosion. The Board of Supervisors on May 10 will consider establishing a Vineyard Erosion and Sediment Control Ordinance. There may be some concerns about this as it is proposed. Nona will attend the meeting.

650 San Pedro, San Rafael. The County Planning Commission has continued this hearing and is recommending only seven or eight units on the property.

Change of Chair and Meeting Time. The Land Use Committee chair is being assumed by Gail Wilhelm and starting in June the committee will meet regularly at 9 AM on the first Wednesday.

Next meeting June 1, 2011

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