

MARIN CONSERVATION LEAGUE
Land Use and Transportation Committee Meeting Notes: March 6, 2013

Present: David Schnapf, chair; Priscilla Bull, Nona Dennis, Don Dickenson, Randy Greenberg, Jana Haehl, Karen Nygren, Judy Teichman, Ann Thomas, Doug Wilson. Met at MCL 9 to 10:30.

February 6, 2013 Meeting Notes: M/S (Jana/Priscilla) an approved as submitted.

Binford Road Application Comments. M/S (Jana/Ann) and approved to send a letter to the CDA regarding the application for a temporary use permit for vehicle and boat storage at Binford Road on the canal north of Novato. MCL comments state concerns about encroachment into waterway setbacks, and asks for more specifics on site cleanup and drainage.

Housing Element. Comments on the Supplemental Environmental Impact Report (SEIR) for the 2012 Draft Housing Element are being reviewed and the Planning Commission hearing on the draft element's merits, along with other amendments to the Countywide Plan related to housing, zoning map amendments, and the development code will be held March 11. Final BOS action is scheduled for this summer. Land Use members expressed concern that impacts on the Dixie School District of the 461 units proposed for Grady Ranch and St. Vincent's/Silveira are not sufficiently acknowledged; also that the current zoning on the Grady Ranch would permit the units proposed so that site should not be rezoned.

Highway 101 Greenbrae Interchange Project. Comments have been sent to the TAM noting MCL's opposition to the proposed project, and to Caltrans regarding the need for an EIR and pointing out the inadequacies of the "Environmental Document" released in December. The TAM chair has announced that she will appoint a committee with one member each from the county's jurisdictions to work for six months to come up with an alternative plan. A citizen group is monitoring the TAM process and could suggest project alternatives.

Larkspur Station Area Plan. Jana prepared scoping comments for the EIR.

CEQA. MCL has joined CEQA Works, the Planning and Conservation League coalition.

Local Coastal Plan. The BOS is reviewing the final plan and is expected to approve it at their April 16 meeting. Then it goes to the Coastal Commission.

Marin County Regulatory Improvement Advisory Committee. As part of the county process to consider ways to streamline the land use permit process a workshop is planned for March 7 to update the community on the committee's progress and allow the public to provide input on strategies for facilitating development review. Some LU members may attend.

Stream Conservation Ordinance (SCA). MCL's Water Committee is following the process to enact an expanded ordinance to close a gap in current regulations by extending SCA regulations to conventionally zoned properties not now covered by the SCA program. The SCA corridor includes the stream and a strip of land extending out from the top of both banks; the width varies from 20 to 100 feet according to parcel size and is 20 feet for parcels less than half an acre in size, which is the case with most affected lots in the City Centered Corridor. The CDA is hoping for final approval by June with the PC scheduled for a workshop on April 1.

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