

MARIN CONSERVATION LEAGUE
Land Use and Transportation Committee Meeting Notes: June 1, 2011

Present: Gail Wilhelm, Chair; Alan Bortel, Priscilla Bull, Nona Dennis, Don Dickenson, Randy Greenberg, Jana Haehl, Kathy Lowrey, Karen Nygren, Susan Stompe, Ann Thomas, Don Wilhelm, Doug Wilson. Met at MCL, 9 to 11:15 AM.

May 4, 2011 Meeting Notes: OK.

Announcements. Priscilla reported that a new MCL Water and Watersheds issues committee is being started with an organizational meeting set for Thursday, June 9 at 8:30 AM.

Community Marin. Nona is doing final revisions to the Biological Resources section, which is the largest chapter in this collaborative policy document. At the May 27 meeting CM representatives edited Community Development and will complete that section at the June 24 meeting. Still to be done: Economic Vitality, Change Areas and Strategic Action Plan.

Local Coastal Program. (Nona) A draft document is complete and there will be a joint Planning Commission/BOS meeting to review this on June 28; it is expected to focus on a staff presentation and not include public discussion. Nona and several other environmental organization representatives met earlier with Farm Bureau people to discuss areas of concern and there are still some sticking points between them, including house size and the allowance for farm stands. Sierra Club Marin Group and EAC are taking the lead on this but MCL should be able to support many of their positions and Nona will attend the June 28 meeting.

SB 375/Sustainable Communities Strategy (SCS) Initial Vision. Several MCL Land Use members, including Karen, Gail and Don Wilhelm, Nona and Doug attended the May 11 public hearing on this plan. They noted shortcomings in the process as well as in the vision document itself, including a failure to inform and solicit input from the public in a meaningful way. The group reviewed a generic letter prepared by the Transportation Authority of Marin's (TAM) ad hoc SCS committee. This is on the agenda of the June 2 TAM board meeting and a subcommittee including Nona and Don W. will work on comments on the SCS to go the TAM. Priscilla suggested that we need to pay more attention to land use issues at the San Quentin site as the SCS vision document earmarks it for substantial development.

Novato General Plan/Housing Element. The City Manager's subcommittee to select sites to be included in the housing element as suitable for housing, especially affordable housing, presented its findings at a public meeting last week that was attended by an overflow crowd. Gail reported that the proposed sites for affordable housing were opposed by about 90% of the speakers, but the sites fall within the standards of the HCD. They are predominantly one to 1.5 acres in size, but include a few larger sites which would facilitate larger projects. She believes the subcommittee's suggestions for housing sites are about as good as it will be possible to get.

Easton Point/Martha Property and Alto Robles. MCL has submitted comments on both these proposed developments. It was noted that after four to five years of negotiations on the Alta Robles application that the proposed development has only been reduced from 95,000 square feet of building area to 92,000 square feet.

May 18 MCL/LWV/MEHC Housing Forum. About 120 persons attended this panel program and it was deemed very successful.

Belvedere/Tiburon Library. Nona noted that the proposed expansion of the library would shift the parking to within 25 feet of Railroad Marsh, a remnant marsh for which we have long supported protection. The project has not yet been approved by the Tiburon Town Council, but the Town has been considering general plan changes to accommodate the project.

Target Referendum. In the online survey conducted after the May board meeting MCL board members voted 12 to 4 in favor of supporting the referendum on the San Rafael City Council approval of the 137,000 square foot franchise store building in Shoreline Center near the existing Home Depot. Collectors are now soliciting petition signatures to qualify it for the ballot.

Transportation. Karen and Don reported:

Transportation Authority of Marin (TAM). TAM is having a series of meetings this month to decide how to give SMART \$8 million from a pot of discretionary funds that would otherwise be earmarked for local roads and transit projects. SMART needs to show another \$22 million on its books in order to sell bonds to raise cash to go ahead with its initial construction and operations from Santa Rosa to downtown San Rafael. They have asked Marin for \$8 million and Sonoma for \$3 million and if the transportation authorities in the two counties agree then MTC will put in the remainder. TAM ED Dianne Steinhauser and board chair Steve Kinsey are pushing to get this approved and the board seems primed to go along although it would take money that otherwise would go to their own communities. It was noted that Marin Transit, the county's public bus system, is also seeking \$11 million to help operations, but SMART is likely to be given priority.

It was agreed that, based on prior positions, MCL could ask that local funds not be diverted to SMART but that SMART should work out its own financial problems. Susan will attend the TAM board meeting on June 2 when there will be a discussion about conditions TAM will ask for when they approve the \$8 million transfer – to be done at a later meeting. A TAM executive board meeting following the June 2 meeting will likely work out details of what will be presented to the full TAM board at its next meeting on June 23.

MMWD Watershed Fund Meeting. Several Land use Committee members will attend this June 2 meeting on MMWD's draft plan for a new non-profit.

Lawson's Landing. The Coastal Commission on July 14 will conduct a hearing on a proposal for an approximately 400-acre easement, that would cover the majority of the dunes and wetlands, and which would give the owners cash for improvements to their camping facilities. Nona will meet on June 21 with some West Marin environmental representatives and spokespersons for the property owners to discuss this prior to the Coastal Commission meeting.

Vineyard Erosion. The Board of Supervisors on May 10 approved establishing a Vineyard Erosion and Sediment Control Ordinance.

Next meeting July 6, 2011

Notes: AT