

MARIN CONSERVATION LEAGUE
Land Use and Transportation Committee Meeting Notes: July 7, 2010

Present: Marge Macris, Chair; Priscilla Bull, Nona Dennis, Randy Greenberg, Barbara Salzman, Jean Starkweather, Susan Stompe, Ann Thomas, Doug Wilson. Met at MCL, 8 to 10:10 AM.

June 2, 2010 Meeting Notes: Approved as distributed.

Agenda. Added Hanna Ranch – this is referred to the North Marin Unit. Susan said the big issue is size and placement of buildings near the pond on the south end of Vintage Oaks.

Community Marin: The next CM meeting will be July 16 at which time the group should continue reviewing several sections. Several CM members will have a special meeting later today in Pt Reyes to discuss and revise the section on agriculture.

Local Coastal Plan (LCP). PC workshops have been well attended by members of West Marin's agricultural community who do a good job describing their issues. Noted that we also need to frame our concerns in a way that makes them understandable and sympathetic

North San Rafael SMART Station Design and Planning. Jean has applied to serve on the citizens' advisory group to the planning process. She noted that a major issue is where the station gets located as she understands that Caltrans has vetoed placing it under the freeway – which was the location SMART had selected. Marge reported that another group in which she is a member, the Marin Environmental Housing Collaborative, also intends to monitor the station planning.

SB 375. The Air Resources Board is proceeding to set reduction targets for greenhouse gases and these will affect land use and transportation planning.

Novato General Plan. Susan reported that the citizens' steering committee, on which she is a member, will not meet again until September, having finished with their recommendations on the North Redwood Blvd area. The Novato PC will take up the North Redwood Blvd issues next month and she continues to be concerned that the recommendations emphasize commercial development with little housing proposed. The North Marin Unit will review the recommendations at their meeting July 16. She believes it would be best to take concerns about the over-emphasis on commercial development to the City Council rather than the PC.

Tiburon Library Expansion. Nona reported that she wrote a letter of comment on the draft EIR for the library's proposed expansion project, more than doubling the building's size. Her comments focused on the project's impacts on Railroad Marsh, a small freshwater marsh adjacent to the library. The expansion would infringe on the marsh setback which appears contrary to the town general policy regarding protection of the marsh.

Central Marin Ferry Connector Multi-Use Pathway Initial Study. Nona submitted a letter of comment on the project's Initial Study/Mitigated Neg Dec noting 1) absence of analysis of cumulative impacts, 2) lack of consideration of an alternative design for the phase 1 alignment, 3) lack of specificity of mitigation measures and failure to mitigate potentially significant impacts to a level of insignificance. She noted that the IS/Neg Dec mitigations dealt almost entirely with short-term construction issues and not long-term impacts. MCL, along with Audubon and Friends of Corte Madera Creek, has asked for a focused EIR for the project.

Skywalker Properties, Lucas Valley. The project has been somewhat changed and the applicants are now working on an application to LAFCO to annex to MMWD in order to facilitate obtaining a water hook-up. Apparently the applicant and MMWD are considering having Lucasfilm pay for costs to extend a pipeline for recycled water to Peacock Gap or something similar that could be considered an offset to the project's water use. Marge suggested that we should monitor this exchange to see how the offset works out.

Marin General Hospital Expansion Project. Reviewed the Healthcare District's pre-application, which proposes as follows: a 300,000 square foot five-story hospital building that would connect to the current west wing, which meets seismic standards, to be located southeast of the west wing and that, along with the existing west wing, would comprise the new acute care facility; a new four-story 84,000 square foot ambulatory services building northwest and adjacent to the existing west wing; a seven-story 895-space garage fronting on Bon Air Road to the northwest of the west wing. Garage and surface parking would provide 1,125 spaces and project need, according to the pre-app, is 1,116. The old hospital buildings, behind the west wing, would not be razed; part of this 1950s era complex could be used for offices and 67,726 square feet would be left vacant. Issues likely to arise are the massing of the parking garage along Bon Air and how parking would be provided if the vacant space were used in the future. MCL is not commenting on the project at this time.

Lawson's Landing. Nona, Roger and Barbara have conferred and MCL turned in a letter to the Coastal Commission on the development application. MCL comments recommended as follows: prohibit camping in the 100 foot wetland buffer; allow wetlands to experience normal annual and seasonal fluctuations, and eliminate artificial ditches that would drain them; develop a comprehensive natural resources management plan; review project proposal in context of entire site and consider recreational experiences that are more consistent with sensitive resource protection. The Coastal Commission is scheduled for a field trip to the site on July 8.

US Fish and Wildlife Service SF Bay Tidal Marsh Recovery Plan. Nona submitted comments noting that the maps did not accurately reflect the text, especially in the vicinity of St. Vincent's and Silveira properties, and Canalways was also omitted. She also commented that the Saltworks project in Redwood City was not shown as a potential restoration site.

San Geronimo Valley Riparian Vegetation Ordinance. Comments were submitted.

Smith Ranch Road Soccer Athletic Complex. EIR should be ready in the fall.

Next meeting August 4, 2010

Notes: AT