

May 8, 2015



Protecting Marin Since 1934

Heidi Scoble, Planner
Community Development Department
3501 Civic Center Drive, Room 308
San Rafael, CA 94903

Re: Precise Development Plan Amendment, Binford Road LLC

Dear Ms. Scoble:

The Marin Conservation League has reviewed the application to amend the Precise Development Plan for the Binford Road storage facility. Although the footprint for the project has not changed, we continue to have concerns about portions of this industrial use being closer to the Novato Canal waterway than the county policy recommends. The proposed changes raise additional issues of concern.

The carport design for some of the buildings will allow any runoff from stored vehicles—gas, oil, radiator fluids—to be washed into the adjacent wetland environment with any rainfall. We continue to be concerned about a clear definition of the drainage for the site.

Another potential issue could be nesting birds within these carports. The open sides will enable birds to utilize the roof protection to build nests, thus creating a public nuisance for vehicle owners. We would not like to create a situation in which nests will have to be destroyed, such as occurred on the Caltrans bridge in Petaluma where hundreds of nests were destroyed. How can this be prevented?

We are also concerned about the visual impact of the vehicles stored in the open carports on views of the surrounding wetlands. Will the fences be high enough to screen (mitigate) the visual impact?

Thank you for this opportunity to comment on this application.

Yours truly,

A handwritten signature in black ink that reads "Nona Dennis".

Nona Dennis
Acting President

PHONE: 415.485.6257
FAX: 415.485.6259

EMAIL: mcl@marinconservationleague.org
WEB: marinconservationleague.org

ADDRESS: 175 N. Redwood Dr., Ste. 135
San Rafael, CA 94903-1977

