

MARIN CONSERVATION LEAGUE
Land Use and Transportation Committee Meeting Notes: **February 3, 2010**

Present: Marge Macris, Chair; Alan Bortel, Priscilla Bull, David Coury, Nona Dennis, Don Dickinson, Randy Greenberg, Roger Roberts, Jean Starkweather, Susan Stompe, Ann Thomas and Don Wilhelm.

Announcements: 1) Nona to attend a Barbara Boxer fundraiser February 6 focusing on environmental issues. 2) Jean read in the *Newspointer* that Target may try again in San Rafael.

January 6, 2010 Meeting Notes: Approved as distributed.

Countywide Plan/Community Marin: The next Community Marin meeting is Friday, February 5 in Pt Reyes at which the committee will focus on agriculture policies, along with the final draft of the Parks and Open Space section and first draft of community Facilities.

Local Coastal Plan. Planning Commission workshops on the LCP are scheduled: February 8, focusing on public access, parks and recreation and historical resources. Marge is uncertain if she can represent Community Marin on these topics as the CM Parks and Open Space section hasn't been signed off by all the groups. March 8, discussing agriculture and mariculture. April 26, carryover topics of community development, housing, public facilities, transportation. Although the CM transportation section is completed it may not be as applicable to West Marin.

County Housing Element. The state's Department of Housing and Community Development Division of Housing Policy has declined to accept Marin County's draft housing element. Their reason is that sites proposed to fulfill the county's housing obligation would not produce enough affordable housing, notably at the Gateway conversion in Marin City. This is contrary to what county staff were told earlier by state personnel and puts the burden on the county to come up with additional housing sites. Sites that could be considered include Civic Center property near the proposed train station, the commercial plaza in Marinwood and a parcel in Lucas Valley that was undeveloped as part of an adjacent senior housing project. The Lucas Valley land would require an amendment to the senior master plan but not an amendment to the CWP. MCL does not have detailed policies that would allow comment or recommendations at this time on specific properties but there was consensus that housing policies should continue to be monitored.

As there could be a lot of changes coming down the pike in land use housing policies as fallout from SB375, proposed train stations and TODs committee members acknowledged that it would be important for environmental advocacy groups to be involved in planning efforts on housing.

Corte Madera Housing Element. The draft housing element will be reviewed by the town's Planning Commission on February 9 and goes to the City Council in early March. Ann to draft a letter reiterating MCL's opposition to housing on the Madera Bay Park site.

Swahn Design Review & Second Unit Permit. The PC will hear this proposal in March for a 15,240 square foot residence on a 15-acre property which is located on secondary ridge in Tiburon. Staff prepared an initial study and proposed mitigation. It is hard to make a case for opposing mega-houses as long as they meet Code without solid information on total resource consumption, energy and greenhouse gas costs. Nona will ask MCL board members with appropriate expertise to provide information in this regard.

Whaler's Point. Supervisors may take a field trip to this site before this property, which has been proposed for hotel developed, lands on an agenda in late February or March. Right now it is up for an enforcement action related to current uses on the site – which include chickens.

Easton Point. The EIR on this Tiburon development evaluate 43 unit and 32 unit alternatives.

Novato General Plan & Housing Element. Susan reported that the committee working on this is still working on the North Redwood Blvd segment and will shortly begin on the general plan. It's clear that the city's process is heavily influenced by Prado Group interests in commercial development on several sites that they own around the city: e.g. Pini Hardware, at Atherton Ranch and the Trader Joe's mall. The city will probably address the housing element, which was due last July, in tandem with the general plan. Housing advocacy groups are promoting sites between Olive Avenue and San Marin Drive for affordable housing.

San Geronimo Valley Salmon Enhancement Plan (SEP). Nona attended the January 21 meeting on the salmon plan and followed up with a letter to the BOS reiterating our concern that the SEP may be an excellent guide for future action but does not provide a firm riparian development ordinance, and focusing on how land use can affect water quality in the creek.

Emergency Operations Facility (EOF). MCL submitted a scoping letter focused on cumulative impacts, particularly traffic and visual impacts.

WECS (wind energy). The proposed ordinance will be revised and sent to the PC shortly.

Transportation Issues. Don Wilhelm reporting. 1) Greenbrae/Twin Cities Corridor Changes). The EIR is underway and Don has encouraged staff to consider a viable suggestion from a citizen that has been following the process. 2) Port Sonoma. As SMART keeps its options open regarding potential waterfront development here we can't let it drop off the radar.

Tennessee Valley/Manzanita Nonmotorized Pathway. BCDC to approve the pathway soon.

Proposed Vehicle License Fee Surcharge for Transportation. Transportation Authority of Marin Executive Director Dianne Steinhauer joined the committee at 9:30 to update everyone on TAM's likely November 2010 ballot measure to raise the vehicle license fee in Marin by up to \$10 for various transit/transportation uses. SB83, the enabling legislation, authorizes a countywide transportation planning agency to propose the fee which requires a simple majority vote to pass. The bill requires that fees collected be used to pay for programs that bear a relationship to or that benefit the owners of the vehicles paying the fee. The TAM has hired a polling firm to poll a sample of Marin voters this month, and probably again in June and maybe July, to assess the likelihood of passage. The polls also are used to find out what projects would appeal to voters and these would be put into the expenditure plan that would be part of the ballot description. The legislation requires an expenditure plan.

Administrative Details. Committee agreed that letters of comment sent out as a result of committee deliberations would be emailed to committee members.

The meeting adjourned at 10:15.

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