

MARIN CONSERVATION LEAGUE
Land Use and Transportation Committee Meeting Notes: September 4, 2013

Present: Susan Stompe, chair; also Nona Dennis, Randy Greenberg, Jana Haehl, Bob Johnston, Barbara Salzman, David Schnapf, Judy Teichman, Ann Thomas, Doug Wilson. Met 9 to 11:40 AM at MCL offices.

August 7, 2013 Meeting Notes. Approved as distributed.

MCL Solar Policy for Siting of Solar Photo-Voltaic Facilities. Committee reviewed a draft prepared by a committee that included David Schnapf, Judy Teichman, Jana Haehl and background help by Nona Dennis.

M/S (Jana/Doug) and unanimously approved to recommend adoption of the Solar Siting Policy as drafted by subcommittee and with minor modifications by the Land Use Committee.

Hwy 101 Greenbrae/Twin Cities Corridor Project. Jana distributed copies of a recap of the TAM (Transportation Authority of Marin) Working Group final recommendations for this project, and also recommendations for the project area prepared by Marin Deserves Better, the grassroots community group that designed an alternative project to the one prepared by TAM and Caltrans. She also updated committee on final activities of the Working Group. The TAM board meets on September 26 to review the Working Group's final recommendations. At that time TAM E.D. Diane Steinhauser is expected to present the board with her own recommendations, probably including a request to MTC that additional data is needed. This request is viewed by the community as a delay tactic as TAM has already spent six years and seven million dollars gathering data. Jana noted that enabling legislation and legislative intent for the \$148 million on the table for this project area – most of it in the form of anticipated revenue, not cash on hand – was to improve circulation in the approach to the Richmond Bridge. To help address this problem the Working Group has suggested opening an unused lane on the bridge.

There was some discussion focused on the Working Group's recommendation that the north-south greenway be completed in phases, one of which would include a dedicated pathway over the creek with a preference for a new bridge. This raised issues about impacts on adjacent marshes and endangered species.

It was M/S (David/Judy) and approved to recommend that MCL endorse the Tam Working Group's final recommendations for the Hwy 101 Greenbrae/Twin Cities Corridor Project, subject to environmental review and resolution of environmental issues related to completion of the north-south greenway.

Stream Conservation Area (SCA) Ordinance. The BOS on August 20 deferred final action on the SCA ordinance and asked staff to prepare additional information. The ordinance and possible amendment of the Countywide Plan was then scheduled for September 17. [Note: following the Land Use meeting it was learned that the hearing is deferred to September 24.] Committee had a discussion including whether MCL should continue to support no revision of the Countywide Plan, and adoption of a countywide ordinance or one serving only the San Geronimo Valley.

It was M/S (Nona/Ann) and approved (David dissenting) that MCL would continue to support adoption of the Planning Commission-approved ordinance countywide and no CWP amendment.

Sorich/Karuna Project. This 6-unit housing proposal on about ten percent of the 10.6-acre Draper property at the end of Francisco Blvd in San Anselmo is completed and scheduled for a Planning commission hearing on October 14. The project is a result of prolonged negotiation and legal action. Committee decided not to take action on this project at this time. Ann noted that the one improvement that could be made would be daylighting of about 250 feet of creek that is culverted through the Draper property and other parcels, including the San Anselmo corporation yard. However the project application cannot deal with this as it involves a number of properties.

Housing Element/EIR. On September 10 the BoS will consider adopting the final supplement to the 2007 CWP EIR for the 2012 draft Housing Element; the 2012 draft Marin County Housing Element: CWP, zoning map and development code amendments related to housing. Committee agreed that Nona should prepare comments and, as she has done, continue to stress concerns that approval of the final EIR, which is certain to be done, will create future problems. She has pointed out that by including a number of potential housing sites that are not needed for the current housing element, but could be candidates for the 2007-2014 element, future development rights are created that could be inappropriate when the time comes to consider them. This is because the EIR covers more than 1,300 units that could be part of the next housing element although the next RHNA cycle will only require about 300 units in the unincorporated area.

Community Marin. There was a brief discussion. David asked if house size is a priority issue for MCL (house size is one of two main recommendations in the 2013 edition of *Community Marin*). Nona suggested that use of the word priority could be misleading as it is an issue but is one of many. She said that MCL has commented on house size in connection with numerous residential developments, including at least three along Paradise Drive in recent years, in the LCP amendments, and other contexts, and has been a consistent MCL concern for at least 10 years. House size is a major issue as older properties are redeveloped, sometimes in a way that affects existing community character. More recently, MCL has been critical of the use of LEED certification as justification for building larger homes, and has sought to have review of large homes include a consideration of the total life-cycle of environmental impacts, including resources and construction materials as well as energy that would be used. Other committee members also noted that house size is one of many factors involved in addressed climate change due to extensive energy requirements of the production of larger homes.

Easton Point FEIR. Nothing new to report.

CEQA Works. Susan reported that CEQA Works, the advocacy group, and PCL (Planning and Conservation League) have sent a letter to the states Office of Planning and Research, which is making recommendations to the Governor re: CEQA legislation. Of concern is Darrell Steinberg's bill, SB 731, which is styled as a modernization effort. It includes reducing or eliminating Level of Service (LOS) as an element of CEQA review. Susan and Nona participate in periodic conference calls from CEQA Works.

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