

**MARIN CONSERVATION LEAGUE**  
**Land Use and Transportation Committee Meeting Notes: May 7, 2014**

Present: Jana Haehl, acting chair; also Priscilla Bull, Nona Dennis, Don Dickenson, Randy Greenberg, George Haris (Assemblyman Levine's office), Bob Johnson, Paul Minault, Judy Teichman, Ann Thomas, Doug Wilson. Met 9 to 11 AM at MCL.

**April 2, 2014 Meeting Notes.** M/S (Priscilla/Don) and approved as distributed.

**Agenda.** Added LCP amendment and Coastal Commission May 15 meeting.

**Larkspur Sonoma Marin Area Rail Transit Station Area Plan (SAP).** Jana is coordinating a comment letter on the draft EIR on the development scenarios for the Larkspur Landing train station area. The current process could lead to adoption of one of the alternatives studied in the SAP into the Larkspur general plan. Comments are due June 2 and may also include recommendations on merits. Note: this area is not a designated PDA. Priscilla noted that the EIR is using a future-based case as existing conditions, which seems contrary to reality.

**Transportation/TAM.** Bob reported that the TAM Citizen Oversight Committee (COC) cancelled their last two meetings. Consultants have recommended projects for Measure A (county vehicle fee) funding in the next cycle.

**Stream Conservation Area (SCA) Ordinance.** There is no news on the court actions that suspended SCA ordinance implementation, but stream mapping and the associated work program are moving ahead. The Marin Resource Conservation District (RCD) will provide a two-year full time outreach coordinator although this position has not yet been filled.

**Local Coastal Plan (LCP).** The Coastal Commission will conduct a hearing May 15 on the proposed Marin LCP. Nona said the Commission staff rejected the LCP approved by Marin County Supervisors and is submitting one with a modified land use plan. Nona will not attend the meeting, at the Inverness Yacht Club, and recommended that MCL withhold comments until we reconcile where the responsibility for the LCP rests: with the Land Use Committee, or with the Agricultural Land Use Committee. She itemized issues that she believes need clarification. Committee members present concurred that MCL should submit a letter of comment to the Commission for this hearing stating our concern that the revised LCP does not fully clarify or resolve the following areas, which include agricultural issues with statewide implication:

- Inclusion of viticulture as a principally permitted use, e.g. no discretionary review.
- Grazing and wetlands riparian policies.
- Inter-generational housing, intended to preserve family participation on ranch operations. Marin CDA asked for a covenant to insure that these extra units are occupied by family members, but Commission staff said this is impossible to enforce. What are build out implications of provisions to allow intergenerational housing, which go with the property, when the family currently ranching sells to someone who does not keep the property in agricultural use? Of the 255 farms and ranches in Marin only 64 have annual gross incomes of \$100,000 or more, so many operations are truly on the edge.
- Buffers for wetlands, streams.

**Pt Reyes National Seashore (PRNS) Ranching Permit Process.** Two scoping meetings are set for the public to learn about the planning process that is underway to develop conditions for 20-year leases for the ranches in the park's pastoral zone. Meetings are May 6 in West Marin and May 7 in Sausalito. Judy suggested that the Seashore should consider engaging a third party monitor to oversee implementation of the permits.

**Corte Madera Inn Rebuild Project/NOP for Draft EIR.** Reneson Hotels, owners of the Corte Madera Inn, proposes demolition of existing structures, including the motel and restaurant, filling in the .65-acre man-made pond, and redevelopment of the site with a 187-room dual purpose hotel. There would be no restaurant. The new structure would be two to three stories in height, with the two story portions located along the eastern site, fronting on Hwy 101, and along the western portion of the site fronting on Tamal Vista Blvd. It would provide 79 rooms in a traditional hotel and 108 rooms for extended stay. Scoping comments are due May 22. MCL's interest is largely concerned with impacts of filling the pond, which was originally created as part of the town's flood management system but has become a seasonal wetland.

**Greenbrae Multi-Use Path.** Jana distributed copies of maps of the Industrial Drive/Greenbrae Overpass area showing the two routes considered for the multiuse pathway through the industrial and RV area on the western edge of the SMART ROW, and along the northbound Sir Francis Drake Blvd exit ramp on the east side of Highway 101 over Corte Madera Creek. There has been general agreement that the route that crosses west from the SMART R-O-W to the existing pedestrian overpass would have fewer environmental impacts than the route to the east which would go through existing marsh and involve a new bridge over the creek.

**Marin General Hospital.** A revised campus plan for the hospital expansion has been submitted to Marin County CDA and is undergoing review for completeness now. There appear to be a number of areas where additional information is needed so a review for merits is not likely until later this summer. The county will have discretionary design review authority over those portions of the redevelopment that are not related to the hospital's intensive care. These include the parking garages, landscaping, parking lot and some exterior features of the two new hospital pods; an outpatient building that is in the plan for later development by private investors would also be subject to county review. Roadway changes to Bon Air Road, however, are in the jurisdiction of the county's Department of Public Works. Major public impacts from the four-phase construction would be from traffic and parking issues.

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