

MARIN CONSERVATION LEAGUE

Land Use and Transportation Committee Meeting Notes: December 3, 2014

Present: Susan Stompe, chair; also Alan Bortel, Joy Dahlgren, Liz Dale, Nona Dennis, Don Dickenson, Randy Greenberg, Jana Haehl, Doug Karpa, Cheryl Longinotti, Kate Powers, Roger Roberts, Judy Teichman, Ann Thomas, Doug Wilson. Guest: David Lewis. Met 9 to 11:15.

November 5, 2014 Meeting Notes. Approved as submitted.

Whale Tail Grant/Letter of Support. County Planner Jack Liebster has asked for letters of support for a grant for a project entitled Youth Exploring Sea Level Rise Science (YESS). If approved the 15-month project would partner the County with local high schools to educate science students about climate change and sea level rise through hands-on mapping and data collection.

Recommendation. M/S/C (Ann/Nona) to approve a letter of support for this project application.

Lucas Valley Road Scenic Designation. Joy and Liz Dale reviewed Lucas Valley residents' proposal that the County nominate the road from its Miller Creek intersection to Big Rock for the California Scenic Highway Program. This would be the first designation in Marin County of this status, the aim of which is to protect scenic values. Joy and Liz believe it would be helpful to add a layer of review requiring that development along the road be consistent with scenic values.

Recommendation. M/S/C (Nona/Judy) to write the Board of Supervisor stating MCL's continued support of this in concept, adding a request that it include the segment from Miller Creek to the corner of Nicasio Valley Road (9.5 miles). Don did not vote on the motion.

Marin Development Code/Changes requested by Coastal Commission. Marin's UC Farm Advisor David Lewis briefly reviewed his office functions, and described the need they see for regulatory relief for the agricultural community. In particular, he outlined difficulties he sees with the Coastal Commission's requested changes to Marin's Local Coastal Plan (LCP) development code, and their effect on agricultural feasibility. Major topics of concern: flexibility in crop diversification, intergenerational housing, and on-site processing and sales, and clarification of terms and definitions. Of special concern: that farmers/ranchers have sufficient latitude to change uses (e.g. from row crops to chickens) in response to economic, climate, or market conditions to assure continued viability.

The Commission has approved the land use segment of the County LCP and is set to consider the development code in April. The LCP development code will be reviewed by the County PC and we understand that county action will be deferred until staff has been able to review and make recommendations on both the land use and development code sections. Nona noted the need for the LCP development code to be consistent with related elements in the CWP.

Recommendation. M/S/C (Ann/Jana) to establish a Land Use/Ag Land Use study group to consider issues raised by the Commission and LCP and also look at MCL policies regarding agriculture, but beginning with immediate issues raised by the LCP development code

Letter to BOS/State Density Bonus on Housing/St. Vincent's/Silveira. The State's required density bonus for housing developments which provide a portion of development to affordable units is included in the County's 2013 housing element. Application of the bonus would raise the number of units at St V/S, set in the CWP at 221, to 298. Randy and others had drafted a letter to the BOS asking that the housing element number of St. V/S be reduced such that, when the bonus is added, the total would be the 221 agreed to in the CWP. It was M/S/C (Jana/Kate) to approve the letter with minor edits. Randy to speak at the hearing on December 9. Don abstained from vote.

SCA Ordinance. Doug K reported the court's provisional order concluded that a supplemental EIR would be required for the ordinance approved by the BOS to evaluate cumulative impacts in the Lagunitas Creek watershed. There is a question, he said, if an injunction is needed until approval of the supplemental EIR is completed, and the BOS has not responded to settlement offers. The final hearing will be Judge Haakenson's chambers.

Texas Inclusive Communities Report. Roger reported that the Texas Department of Housing's inclusive communities project, which is aimed at trying to ensure low-income housing is placed throughout a community, could have ripple effects around the country if it is upheld by the Supreme Court. He noted that HUD places liability on practices that in effect create segregated housing patterns and oral arguments propose that the courts take a broad view of land use planning which creates a disparate impact. If this holds it could impact local planning.

Pt. Reyes Ranch Planning Workshops. These were held on the 20th and 21st and were well attended; several MCL board members went to one or both.

Agricultural Land Use Committee.

Present: Judy Teichman, Susan Stompe, Kate Powers, Jana Haehl, Doug Karpa, Nona Dennis, Ann Thomas.

Work Session/CC LCP Edits. Judy suggested picking a time to meet when Jack Liebster, Amy Trainer, Sam Dolcini, and David Lewis might also be able to attend. Others thought it was not necessary at the outset to include people beyond the LU/Ag LU committee people who wished to work on this. Non-members might be called on for advice as it would be helpful. Possible meeting times: 12 to 3 PM on a Saturday: January 10, 17, or 31. Judy suggested focusing at first on topics brought up by David Lewis. She and Sally will develop a draft list of agenda items and circulate for comments.

La Franchi Ranch Tour December 9. Judy will bring MCL signs and brochures.

Ranch Mgmt Plan Process. November 12 Land Use/Ag Land Use meeting notes are deferred.

Topics of Concern. 1) Protocols for identifying Johne's disease in the tule elk are needed in order to know which elk can be moved and which cannot be moved. Someone suggested consulting with a veterinarian with this expertise at the Department of Fish and Wildlife. 2) The difference between the 8,000 acre "pastoral zone" and the "pastoral area," which is the entire Olema Valley, should be clarified. The Olema Valley historic ranch district is an extended pastoral area.

Study Group (see Land Use Notes) Meeting. Members (everyone present volunteered to help) agreed the following should be done: 1) decide on the issue list, 2) prioritize issues, 3) research issues and share information, 4) meeting on January 7 and begin discussion on recommendations to the Land Use Committee, 5) by December 5 major issues will be identified and prioritized, focusing at first on those related to the LCP. 6) Good to have a spreadsheet matrix including ranches in West Marin, types of ranching, which agencies have jurisdiction where, etc. This needs to be set up.

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