

**MARIN CONSERVATION LEAGUE**  
**Land Use and Transportation Committee Meeting Notes: April 6, 2011**

**Present:** Nona Dennis, Chair; Priscilla Bull, Don Dickenson, Randy Greenberg, Karen Nygren, Susan Stompe, Ann Thomas, Don Wilhelm. Guests north San Rafael residents Carol Haagens and Jean Gallagher. Met at MCL, 8 to 10:30 AM.

**March 2, 2011 Meeting Notes:** OK.

**Announcements/Agenda Changes.** 1) Nona will represent MCL at a memorial service for Charles McGlashan on Saturday, April 9. She will prepare a brief summary of his ties with MCL over the years. 2) Novato's annual Clean and Green Day is set for Saturday, April 9.

**Community Marin.** The April 8 meeting will focus on the biological resources section.

**Local Coastal Program.** The draft LCP has been published and will be reviewed.

**AB375/Initial Vision Scenario.** The Marin workshop on the MTC/ABAG draft "initial vision scenario" land use plan, prepared in compliance with the Sustainable Communities Strategy mandated by the 2008 passage of state Senate Bill 375, will be May 11 at Embassy Suites. Nona said that she, Don Wilhelm and some members of MCL's climate action committee will work as a subcommittee to review the document.

**Housing Forum.** Plans proceed on the planned May 18 forum entitled "housing in Marin: needs, constraints, opportunities."

**Marin County Housing Element Task Force.** This temporary committee, on which Nona is a member, is visiting and evaluating sites that may have potential for redevelopment for affordable housing. This work is in response to the state having found the county's housing element insufficient. Don noted that the capacity to meet RHNA (Regional Housing Needs Allocation) housing numbers does not exist in the current Countywide Plan and the plan might have to be amended to accommodate rezoning to meet revised housing numbers.

**Easton Point/Martha Property.** Comments are due April 29 on the EIR for this application for 43 luxury homes on the prominent 110-acre site in unincorporated Tiburon. Randy briefed the committee. Although a court judgment, dating to 1976, provides for a minimum of 43 homes on half acre lots, the Town of Tiburon has a memorandum of understanding with owners to limit development to 32 units, and the EIR identifies this as the environmentally superior alternative. Two additional alternatives are included in the EIR, though insufficient information is given on grading, house size and other issues to allow for their thorough evaluation. The development is proposed on about half the site with the remainder kept open; however there are so many landslides on the remainder parcel that no agency appears interested in ownership due to the liability they would assume. There are about 40 identified landslides on the property, most of them in the half that would be left undeveloped. The EIR reiterates that it is not necessary to repair all the slides although it is Tiburon's policy to do so. The EIR does not comment regarding impacts of maintaining large debris fences scattered around the site at the slide areas. Additionally, because of the elevation of the homes the water pressure would be quite poor.

**Alta Robles.** There is a site visit to on Friday and the Tiburon PC will take up the merits of this proposal for 13 homes in an area also prone to slides next week. The PC is expected to approve the project.

**Novato Items.** The housing working group will shortly begin looking at sites. The Hanna Ranch EIR is now past due and there is nothing new on Kelleher Ranch.

**Transportation.** Karen and Don reported on several matters:

*RTP Workshop.* Both attended this TAM-sponsored Regional Transportation Plan workshop on Saturday, March 26. The three-hour program included breakout sessions for brainstorming around issues such as climate protection, adequate housing, open space, etc. The RTP, managed by the Metropolitan Transportation Commission, is updated every few years and is a reference for funding of transportation projects around the nine-county Bay Area. Karen and Don felt the overall process was not entirely efficient and Karen expressed concern that the process could be used to justify transfer of funds from local transit to SMART, a decision to be made by TAM. *SMART.* It appears that by their April 20 meeting the SMART board will approve issuing bonds to begin underwriting construction. At their meeting later this afternoon the board was to continue discussion of cuts that could be made, e.g. deferring a portion of the bicycle/pedestrian pathway, eliminating stations, reducing planned maintenance, in order to be able to begin construction and purchase equipment to begin operation by 2014.

**SFD Widening, Lagunitas.** Comments on the FEIR have been submitted.

**Elks Lodge, Multi-Housing Proposal.** Mill Valley-based Thompson/Dorfman Partners and Wareham Development of San Rafael have submitted a proposal for a 67-unit apartment building on a two-acre parcel behind the main Elks Lodge building on Mission Avenue. Committee members' preliminary assessment is that this location is suitable for housing but the proposed 56-foot tall structure might be out of scale with the area.

**650 San Pedro, San Rafael.** No new information although it is on the PC agenda for April 11.

**GG Baptist Seminary.** Nona and Randy have toured the site for which the Seminary has 93 new residential units which would in part be done by redeveloping some existing student housing. The application has not yet been deemed complete.

**Hetfield Proposals, Lucas Valley.** A pre-application to subdivide a portion of a 600-acre ranch in Lucas Valley to provide 34 home sites is being reviewed by county staff. Area residents Carol Haagens and Jean Gallagher expressed concerns about visual and other impacts of the estate homes. MCL Land Use members noted that an earlier precise development plan for the contiguous Rocking H Ranch, a 501 acre site south of Lucas Valley Road, has not completed the planning process and that, as was the case with Lucas development proposals, there should be a master plan for both parcels. Although they are owned separately, both are owned by Metallica guitarist James Hetfield. MCL comments will stress the need for a single master plan..

Next meeting May 4, 2011

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