

**MARIN CONSERVATION LEAGUE**  
**Land Use and Transportation Committee Meeting Notes: September 7, 2011**

Present: Susan Stompe, acting chair; Allan Bortel, Priscilla Bull, Nona Dennis, Don Dickenson, Randy Greenberg, Jana Haehl, Karen Nygren, Ann Thomas. Guests from Sausalito: Mary Lou Anderson, Nancy Reuscher and Steve Sylvia. Met at MCL, 9 to 11:10 AM.

**August 3, 2011 Meeting Notes:** OK as submitted.

**Agenda.** Added report on the BCDC (Bay Conservation and Development Commission)

**Port Sonoma Dredge Spoils/Carneros Ranch.** Susan reported that the Port Sonoma owners have requested the Corps of Engineers and Sonoma County for permits to install a dredge transfer operation at the port to improve the marina by pumping spoils from the port in a pipeline under Route 37 to be dumped behind levees at the Carneros River Ranch. The proposal would allow, over approximately 20 years via barge and trucks, pumping up to 18,548,000 cubic yards (measured wet) of dredge/fill material. MCL wrote in June to the Corps asking that a full Environmental Impact Statement be prepared for this project. However the Sonoma County Board of Zoning Adjustments, apparently without notice to adjacent governmental entities and interested parties (NMWD and Marin County were not noticed), has issued a negative declaration to approve the transfer facility. The Sierra Club Sonoma Group has filed an appeal to the Sonoma County BOS over not having done an EIR for the project but a hearing date is not yet set. MCL's North Marin Unit has recommended that MCL support the appeal and request an EIR. It was M/S (Ann/Jana) and approved to take this action.

**Sausalito Housing Project/Butte Street.** Ms Anderson and Ms. Reuscher described an affordable housing project that they believe is being considered on a steep site off the top of Butte Street just below Highway 101. They are residents at The Anchorage, a condo community below Butte and the subject parcel, and have major concerns about the project site's stability and traffic that the project could generate. As it would be a senior housing project they are also concerned that parking would not be required on site and, given the existing parking congestion in the area, believe this would create a problem for existing residents. Although there is no application at this time, they understand that there have been informal discussions about a proposal for 87 affordable senior units on the 2.47-acre R2-zoned parcel which is in a slump zone, and is jointly owned by Rotary Development Corporation and the City of Sausalito. Land Use members noted that if the project meets housing element criteria it would not need further city approval. However the housing element is a project under CEQA and if the site is to be designated for affordable housing in the element this would be subject to environmental review and thus create an opportunity for public scrutiny.

**Transportation Authority of Marin/SMART.** Karen updated the committee.

1. Conceptual planning for the downtown SMART station continues. The station would eliminate the Whistlestop building as the train would pass 8 feet from the door of the senior-serving facility, and Whistlestop is looking for alternate locations. The Bettini Transit Center would be moved a block north to the Whistlestop and Cal Fed bank sites and a 500 car parking garage is planned across the street at the 2<sup>nd</sup>/3<sup>rd</sup> and Lincoln/Tamalpais block. SMART would also buy the CalFed bank site. These plans were all included in the San Rafael general plan so would not require a general plan amendment.

2. A TAM consultant has studied the effects of a toll lane on 101 from Novato south.
3. Karen has been reviewing plans for the Narrows widening and believes there are some inaccurate perceptions about what it involves. She suggested MCL host a meeting of interested parties to consider the plans in detail, with a full set of maps there for review. She noted that there is no bike path along the SMART line for a good stretch north of Novato.
4. There have been some local bus route changes that have included adding and deleting shuttle routes to try to better serve resident needs.

**Special SMART Meeting.** A special Land Use and Transportation meeting will be held at MCL on September 27 to hear an update from economist Mike Arnold regarding SMART.

**Alto Robles.** The Tiburon Town Council have reviewed the revised the Alto Robles plan and recommended removing four of the 13 proposed residences and having none of the homes on the ridge. This project will return on September 21 with the applicant's response to the recommendations. It was noted that the EIR for the project covered grading of the roads for landslide information, but says nothing about impacts of burying the houses, which the redesign would do, e.g. homes would be partially buried to mitigate visual impacts.

**BCDC Plan Amendment.** Nona sent a letter she wrote regarding proposed amendments to the Bay Plan. She asked for a number of changes and said that with the changes she proposed that MCL would support the amendments.

**Golden Gate Seminary.** An active community group that is concerned about the proposed housing redevelopment at the seminary has asked Supervisor Sears to convene a public workshop on this plan, but this will be done at a later date. The Planning Commission will have a workshop to give staff direction in early 2012.

Next meeting October 5, 2011

Notes: AT