

MARIN CONSERVATION LEAGUE
Land Use and Transportation Committee Meeting Notes: November 2, 2011
Approved 12/7/2011

Present: Gail Wilhelm, chair; Priscilla Bull, Nona Dennis, Don Dickenson, Jana Haehl, David Schnapf, Susan Stompe, Ann Thomas, Don Wilhelm. Met at MCL, 9 to 11:15 AM.

October 5, 2011 Meeting Notes: M/S (Nona/Susan) and approved as submitted.

Announcements. The North Marin Unit will host a public informational meeting on the Narrows (101 widening) project north of Novato and associated HOV lanes on November 16 in Novato.

Committee Process Protocols. Due to a misunderstanding about procedure comments were submitted on a San Rafael project that were beyond what this committee had approved. The process for MCL committee letters and minutes is as follows:

- Action or recommendation to the MCL board is approved by committee
- If comments are to be submitted to an outside entity the writer is identified.
- Persons drafting letters or minutes send them to the committee chair for review.
- Committee chair forwards to MCL president for final OK and signature.

Action Taken. The project at issue has changed from what it was during the earlier committee discussion and committee members expressed concern that the letter suggesting MCL support could be misinterpreted as the project moves through the process. Therefore it was M/S (Ann/Jana) and approved to write a letter to the San Rafael planner contacted earlier to formally withdraw MCL's September 27, 2011 letter on the Elks project. Susan to draft.

Hanna Ranch. Susan described the proposed project in southern Novato for a three or four story 116-room hotel, 13,500 square foot retail building and 42,200 square foot two-story building for office over retail, and two 5,000 square foot restaurant sites. Project approval would require 15 exceptions to the City's development standards and 88 conditions of approval. Main environmental concerns include the narrow access road, substandard setbacks from the Ehreth Ecological Preserve pond and a bicycle path that would require a retaining wall up to and more than eight feet in height. The committee's approval was needed to authorize comments on the master plan, precise development plan and general plan amendments.

Action Taken. It was M/S (Ann/Priscilla) and approved to authorize the North Marin Unit to write a letter of comment in which concerns and recommendations would include the following:

- Pond setback should be from the top of the bank, the standard normally applied by the City and Marin County Flood Control and Water Conservation District, not the edge of the water.
- Road width as proposed is inadequate for public safety.
- Studies, such as the runoff study, which the FEIR suggests be done in the future, should be conducted as part of the EIR.
- Details on type, size and location of trees that are suggested for planting for purposes of carbon sequestration need to be spelled out.
- Cap the FAR at 16.7% for entire property.
- Address the problem of wildlife corridors that would be lost due to the project with on-site mitigation, e.g. daylighting a culvert between the two ponds to create a creek.

San Rafael Airport Sports Complex. Nona reported on the most recent analysis on project greenhouse gas emissions. She noted that although the EIR may be legally adequate there are on the record unmitigable impacts that are inconsistent with San Rafael's climate action plan. Roger will represent MCL at the City's November 15 meeting on EIR certification.

Port Sonoma/Carneros Ranch. Susan reviewed the dredge spoils transfer project history including the meeting she and other environmental representatives, had with Woolsey's office.

Action Taken. It was M/S (Ann/David) and unanimously approved to send a letter of support for the Sonoma Sierra Club's appeal to the Sonoma County BOS of the project approval by the Sonoma BZA. David will work with Susan to draft the letter which will note that the project should require an EIR, including impacts in Marin County as well as Sonoma County, and should include the following: potential flooding on Hwy 37, removal of the option of future wetland restoration on site, and sea level rise.

Local Coastal Plan. Planning Commission LCP hearings will be on the energy section on November 7 and natural systems on November 28. The staff proposes three alternatives regarding wind turbines in the energy section and MCL does not have a clear position favoring one alternative over others, but Nona has identified a number of items in the energy section of the LCP draft that should be clarified and we could state that any scenario should require a conditional use permit. Nona will prepare comments.

Community Marin. The coordinating group will be on November 4 and 18 to try to complete the document this year. It may be on the board agenda for the February board meeting.

County Tree Ordinance. Todd Steiner (SPAWN) is trying to organize environmental groups to make coordinated recommendations on the revised tree ordinance that is part of the Development Code update recommended by the PC to the Board of Supervisors for action. It would allow removal of two protected trees without a permit except in SCA and WCA. It appears to be an improvement over the current ordinance but could possibly be improved.

Action Taken. M/S (Jana/Susan) to support the effort being organized to close the loopholes in the proposed ordinance and write a letter describing recommended actions. Jana to draft.

Transportation. SMART. Don W reported the SMART board received a recommendation from ED Farhad Mansourian for a communications plan budgeted for about \$200,000. Although SMART has previously promised to not compete further for money that could be used on local road and transit projects they have submitted two new funding requests to the Transportation Authority of Marin (TAM) for bike path related costs. TAM has asked for further information on how money would be spent. Also, SMART has added a consulting contract for \$2.66 million, part of a total \$7.3 million for various projects for construction design work.

David will work with Susan to draft a letter to the SMART board reflected the action taken at the last MCL board meeting in accord with the Land Use Committee's recommendation.

Grady/Skywalker Ranch. The supplemental EIR is out and the PC will hear on December 12.

Next meeting December 7, 2011. Notes: AT