

MARIN CONSERVATION LEAGUE
Land Use and Transportation Committee Meeting Notes: January 9, 2013

Present: David Schnapf, chair; Alan Bortel, Priscilla Bull, Nona Dennis, Don Dickenson, Randy Greenberg, Jana Haehl, John and Karen Nygren, Roger Roberts, Susan Stompe, Ann Thomas, Doug Wilson. Met at MCL conference room, 9 to 11.

Agenda. OK as submitted

December 5, 2012 Meeting Notes: Approved as submitted.

Announcements. 1) MCL's ODC plans a CEQA workshop sometime in February to review legislative activity on CEQA, including Senator Rubio's SB317 which will be back in some revised form this year. 2) Marc Levine will be speaker at the February 8 Business Breakfast.

San Rafael Airport Sports Complex. Susan and David reported. The City Council approved this project on December 17 and the organizational representatives who jointly funded the attorney's letter seeking re-circulation of the project EIR are tracking deadlines for any further legal action. They met January 7 with Ellison Folk of Shute Mihaly & Weinberger for a briefing on relevant issues and costs that would be entailed. The MCL Executive Committee has recommended that MCL not file a lawsuit.

Hwy 101/Greenbrae Corridor Project. Several Land Use Committee members are reviewing the Highway 101 Greenbrae/Twin cities Corridor project initial study and proposed mitigated negative declaration. The committee is concerned about the use of a negative declaration in a project of this scope, and committee members reviewing the project believe this approach may not be sufficient to address project impacts. David will coordinate a comment letter on the environmental document, due to Caltrans on February 14. Among project features about which the committee is concerned are the following: does not address flooding or sea level rise despite the project area's low elevation which is subject to flooding; pushes the roadway weaving problems which it aims to address within the project boundaries to areas outside the project boundaries; includes transit stops and other pedestrian features which raise safety concerns.

Larkspur Landing SMART Station Area Plan. A citizen advisory group charged with developing a land use plan for the area surrounding the planned Larkspur SMART station, has concluded its work. Their recommendations include 948 new housing units, a 200 room hotel and about 160,000 square feet of commercial space within the project area. The project area is the one half mile radius around the planned train station; it extends west to include the portion of Greenbrae that is within the Larkspur city limits, east to about Remillard Park, north to the San Rafael city line and south to approximately the midline of the Corte Madera Creek. Acting on advice of the consultant hired to facilitate their work, the committee did not consider traffic impacts in the plan, nor have they coordinated their work in any way with the Highway 101/Greenbrae/Twin Cities corridor project.

A scoping meeting is set for January 22 and a general plan amendment to support the proposed uses will be considered to provide policy support for the land uses. It was not clear to the Land Use Committee whether or not the station area plan has been accepted by the City Council prior to proceeding to scoping and general plan revision [Note: found out the following day that the Council has not accepted the report.] The station area planning and general plan revision is being funded by a \$22,000 grant and the EIR would be funded by several agencies.

Local Coastal Plan. The BOS will consider outstanding issues at its January 15 meeting, with final approval set for March. From there it goes to the Coastal Commission. Nona itemized several of the issues on which MCL and other environmental groups have focused their review and comments. These include grading and sediment control, conversions of agricultural land to more intensive uses, intergenerational housing, and policies to protect environmentally sensitive areas – including objecting to the number of exceptions that could be allowed.

Updates. Nona reported on two issues that she is following.

Marin County Housing Element. Nona is reviewing the supplement to the 2007 CWP EIR evaluates about 50 sites, and finds 43 unavoidable impacts. This will be reviewed at a Planning Commission workshop on January 14 and comments are due by February 4. This supplement includes numerous proposed Code updates to streamline the application process for affordable housing.

Marin County Regulatory Improvement Advisory Committee. The next committee meeting is January 10 and on January 31 they will discuss CEQA local guidelines. A public workshop to air their findings will be held March 7.

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